



GRASSROOTS
REALTY GROUP

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**5402 50 Street
Lloydminster, Alberta**

MLS # A2211215



\$85,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	704 sq.ft.	Age:	1948 (77 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Re		

Heating:	See Remarks	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This Alberta corner-lot property is in the West Lloydminster subdivision within walking distance of the downtown core. The property is partially fenced and features mature trees. The house is uninhabitable. Services are disconnected. The value is in the land. Property sold "as is where is, no warranties given or implied, risk passes with possession". Call to inquire!