



**GRASSROOTS**  
REALTY GROUP

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5727 45 Street  
Lloydminster, Alberta

MLS # A2305640



**\$299,950**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum, Wood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Asphalt, Composite Siding, Wood Frame

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Welcome to this 1,100 sq ft bi-level offering plenty of space for a growing family. The main floor features a large kitchen with room for family meals, a dining area, living room, three bedrooms, and a full bathroom. Downstairs you'll find a family room, two additional bedrooms, a second bathroom, laundry, and a storage area. Outside, the large fenced backyard provides space for kids, pets, or gardening, and the double detached heated garage with back alley access is a great bonus. If you're looking for a practical home with lots of potential, this one is worth a look.