



5223 50 Street
Lloydminster, Alberta

MLS # A2313434



\$275,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,286 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Metal Frame	Zoning:	MDR
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: na

Charming 1.5 storey character home situated on a rare DOUBLE LOT! This 4 bedroom, 2 bathroom home has seen numerous updates over the years including siding, windows, doors, shingles, kitchen cabinets, some flooring, hot water heater, furnace, and fresh paint throughout. Enjoy peace of mind with the newer sump pump and weeping tile system ensuring a dry basement. The basement also features its own separate entry. Completing the property is a single attached garage with a large mezzanine storage area for all your extra storage needs. A fantastic opportunity with plenty of space both inside and out