



GRASSROOTS
REALTY GROUP

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5207 48 Street
Lloydminster, Alberta

MLS # A2315455



\$169,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,282 sq.ft.	Age:	1921 (105 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Full of character and opportunity, this affordable 1 $\frac{1}{2}$ storey home is located in the heart of Lloydminster, close to schools, parks, shopping, and everyday amenities. Situated on a mature, fully fenced lot with alley access, this property offers excellent potential for first-time buyers, investors, or anyone looking to build equity over time. Inside you will find a functional layout with 2 bedrooms, with potential for a 3rd bedroom, spacious living and dining areas, and vintage charm throughout. Some updates have been completed over the years, including shingles, flooring, countertops, and a hot water tank. The home does require some TLC and cosmetic updating, but offers solid potential for the right buyer with vision. Mature yard, shed, double gravel parking, and quick possession available. A great opportunity to own instead of rent at an affordable price point. 3D Virtual Tour Available!