



**5402 50 Street  
Lloydminster, Alberta**

**MLS # A2317016**



**\$79,999**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Re		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fix it up or start over? You decide. Located in the West Lloydminster subdivision within walking distance of parks, playgrounds, the outdoor pool, skating rink and the downtown core. The services are currently disconnected and the house is uninhabitable at this time. This 1 and 1/2 storey home will need extensive repair. Those interested in this property are responsible to do their own due diligence and assessment of the property. The property is being sold in as is where is condition, with no warranties given or implied, and all risk passing with possession.