



5301 51 Street  
Lloydminster, Alberta

MLS # A2320319



**\$139,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming and affordable home located in the heart of Lloydminster, close to downtown amenities, shopping, restaurants, and services. Offering a flexible floor plan, this move-in-ready property is perfect for first-time buyers, downsizers, or investors. The main floor features a bright and open living space with a spacious kitchen, dining area, and comfortable living room, creating an inviting atmosphere for everyday living. You'll also find a bedroom and a 4-piece bathroom on the main floor. Looking for a larger primary retreat? The basement offers the option of a spacious primary bedroom, allowing you to customize the layout to suit your needs. Situated on a large lot, there is plenty of room to build the garage you've always wanted while still maintaining ample yard space. With immediate possession available, you can move in and start enjoying your new home right away. Affordable, functional, and centrally located—this property offers excellent value and endless potential.