



**GRASSROOTS**  
REALTY GROUP

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5206 48 Street  
Lloydminster, Alberta

MLS # A2323892



**\$319,900**

|           |                                                   |        |                    |
|-----------|---------------------------------------------------|--------|--------------------|
| Division: | West Lloydminster                                 |        |                    |
| Type:     | Residential/House                                 |        |                    |
| Style:    | 1 and Half Storey                                 |        |                    |
| Size:     | 1,260 sq.ft.                                      | Age:   | 1926 (100 yrs old) |
| Beds:     | 4                                                 | Baths: | 2                  |
| Garage:   | Off Street                                        |        |                    |
| Lot Size: | 0.14 Acre                                         |        |                    |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot |        |                    |

|             |                         |            |     |
|-------------|-------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -   |
| Roof:       | Asphalt Shingle         | Condo Fee: | -   |
| Basement:   | Full                    | LLD:       | -   |
| Exterior:   | Mixed                   | Zoning:    | LDR |
| Foundation: | Poured Concrete         | Utilities: | -   |
| Features:   | Pantry, Vinyl Windows   |            |     |

Inclusions: N/A

This four-bedroom, two-bathroom 1260 square foot home offers the character of a 1926 build with extensive improvements completed over approximately the past 14 years. From the plumbing, electrical, furnace, windows, siding, kitchen, bathrooms and flooring much of the heavy work has already been addressed. The exterior walls were rebuilt to six inches with R20 insulation; spray foam insulation was added in the attic area and central air conditioning has been roughed in. The wide, south-facing covered porch gives the home great curb appeal and provides a comfortable, sheltered place to sit outdoors. Inside, the updated kitchen opens naturally into the dining area, with the living room just beyond for an easy flow through the main living spaces. A bedroom and three-piece bathroom are also located on the main floor, offering flexibility for guests, a home office or anyone who would prefer to limit the number of stairs they use each day. The renovated staircase and wood-and-metal banister lead to the upper level, where you will find three more bedrooms and a four-piece bathroom. The sloped ceilings add some of the character expected in a 1 $\frac{1}{2}$ -storey home while the four-bedroom layout gives the household plenty of options. The lower level provides additional room for a TV area, hobbies, a home office or storage, allowing some welcome separation from the main living areas. Outside, the 50-by-120-foot lot includes a back deck, partial fencing and convenient back-alley access. A 16-by-23-foot garage provides parking, workshop space or additional storage. Located in an established Lloydminster neighbourhood, this home offers the personality of an older property along with many of the larger updates buyers hope have already been completed.

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