



**8, 5219 57 Street
Lloydminster, Alberta**

MLS # A2324021



\$129,900

Division:	North Lloydminster		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	554 sq.ft.	Age:	1984 (42 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: n/a

Looking for affordable home ownership or a smart investment opportunity? This updated end-unit townhouse offers comfort, value, and low-maintenance living in the well-established North Park Condominium complex. Featuring two bedrooms, two bathrooms, updated flooring, fresh paint, newer furnace, newer hot water tank, updated tub surround, and a bright functional layout, this home is truly move-in ready. The end-unit location provides added privacy and extra natural light, while the spacious deck is perfect for relaxing outdoors. Condo fees of just \$225/month include lawn care, snow removal, garbage, and water, making ownership both simple and affordable. Complete with two parking stalls and located in Lloydminster's desirable north end close to schools, parks, shopping, and amenities, this property is an excellent choice for first-time buyers, downsizers, or investors seeking a turnkey rental opportunity. 3D Virtual Tour Available!