



GRASSROOTS
REALTY GROUP

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4605 56 Avenue
Lloydminster, Alberta

MLS # A2330034



\$255,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Insulated, Mu		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Irregular Lot, Lawn, Many Trees, Private, Str		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Concrete, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Laminate Counters, Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Opportunity presents! Are you looking for a revenue potential or extended family living? Consider this spacious raised bungalow with a completely separate basement entry, three electrical meters BRAND NEW SHINGLES and updated furnaces. The main floor presents with an awning covered front veranda and access to the home to the spacious living area or through the super convenient attached and enclosed single garage and workshop/storage area, which also provides for direct access to the back yard. Upstairs you will find three big bedrooms, a massive living area, dining and functional kitchen with included appliance package and an enclosed laundry area. The basement homes a small common area, utility/laundry room and two, one bedroom suites, they are a work in progress but are gutted, clean and ready for your future improvements! This is a nice, central location close to restaurants, downtown, the outdoor pool and parks. The yard is partially fenced, well treed and there is plenty of parking available, both front and back, even room to park an RV with rear alley access. Tenant occupied main floor, 24 hours minimum for showings with no evening viewings permitted, tenants rights apply to a month to month tenancy. Make your move!