



GRASSROOTS
REALTY GROUP

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5101 55 Street
Lloydminster, Alberta

MLS # A2330923



\$249,500

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	791 sq.ft.	Age:	1953 (73 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: N/A

Looking for an affordable home with plenty of potential? This charming 2-bedroom, 2-bathroom home on Lloydminster's desirable north side is full of character and ready for its next chapter. Situated in a mature neighbourhood, you'll love being just minutes from schools, parks, and everyday amenities. Inside, you'll find a functional layout with a partially finished basement, offering additional living space and the opportunity to add your own finishing touches. Outside, the fully fenced yard provides a great space for kids, pets, or simply enjoying the outdoors. Whether you're a first-time buyer, investor, or someone looking for a project with upside, this property is packed with opportunity. Being sold as-is, where-is, this is your chance to own a solid home in a great location and make it your own. Don't miss the opportunity to see the value and potential this north-side gem has to offer! Check out the 3D virtual tour!