



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5213 48 Street
Lloydminster, Alberta

MLS # A2331475



\$229,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	1949 (77 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Cute character home on a gorgeous tree lined street in a mature neighbourhood on the AB side of Lloydminster. The front veranda is a lovely place to sit to enjoy your morning coffee or evening sunsets! This two bedroom, two bathroom home comes with all appliances, nice family spaces and built in cabinetry with plenty of natural light, great for a crafter or your collectible displays. The partially finished basement offers a sizeable den/recreation room, a three piece bath, a laundry and utility room. The single detached garage is great for a small vehicle, storage of golf carts, quads or a sweet spot for your garage band! Make your move to this affordable home in a nice neighbourhood!