



GRASSROOTS
REALTY GROUP

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5013 47 Street
Lloydminster, Alberta

MLS # A2332631



\$284,950

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	875 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn		

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

Inclusions: N/A

This 875 sq. ft. bungalow offers a practical two-unit setup on a residential street just off downtown. The main floor features 2 bedrooms, a 4-piece bathroom, kitchen and living room, with laundry conveniently located in the unit for the upstairs tenant. The downstairs living area has a separate entrance and includes 2 bedrooms, a 4-piece bathroom, kitchen and living area, with its own washer and dryer located in the furnace room. The property has seen some upgrades and offers convenient parking both on the street out front and at the rear, with back alley access. A functional opportunity for investors looking for a property with two separate living spaces and established rental potential.