



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5015 47 Street
Lloydminster, Alberta

MLS # A2332636



\$324,950

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	1,111 sq.ft.	Age:	1928 (98 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, See Remarks		

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

Inclusions:	N/A
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Three Living Spaces with Income Potential This unique property offers a flexible layout with multiple living spaces and excellent potential for an investor looking to add to their rental portfolio. The main floor features 1 bedroom, a 4-piece bathroom, living room, dining area, and convenient in-unit laundry. The basement offers a separate 2-bedroom living space with its own laundry. Adding even more flexibility is the separate loft space located upstairs. Accessed from the entrance, this space includes a bathroom, kitchenette, small dining area, and bedroom, providing another option for rental income, extended family, or personal use, subject to applicable requirements. Parking is available at the rear of the property, with additional street parking out front and convenient back alley access. A property with multiple living spaces, separate laundry, and plenty of flexibility, all in a convenient location close to downtown.