



GRASSROOTS
REALTY GROUP

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5209 47 Street
Lloydminster, Alberta

MLS # A2333912



\$349,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Pride of ownership is evident throughout this well-maintained bungalow, ideally located near downtown Lloydminster with easy access to shopping, medical services, restaurants, and the LloydMall. Offering over 1,200 square feet on the main floor, this home features a spacious living room, functional kitchen and dining area, two bedrooms, a full bathroom, two-piece ensuite, convenient main floor laundry, and an abundance of closet and storage space. The finished basement adds even more living space with a generous family room, an additional bedroom, a den, and a three-piece bathroom. Outside, you'll appreciate the excellent curb appeal, private courtyard-style patio, small backyard garden, and the flexibility of two garages. The attached oversized 17' x 25' heated garage is ideal for parking and projects, while the detached single garage with back alley access offers excellent workshop or cold storage space. Additional highlights include triple-pane vinyl windows, central air conditioning, shingles replaced approximately five years ago, and a LeafFilter gutter protection system for added peace of mind. A move-in ready home in a convenient central location that's ready for its next owners.