



GRASSROOTS
REALTY GROUP

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5113 48 Street
Lloydminster, Alberta

MLS # A2336056



\$294,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan		

Inclusions: N/A

Good sized bungalow with 3 bedrooms on the main floor. Lots of updates including hardwood flooring, updated kitchen and appliances. The full bathroom has also seen a recent renovation and features a jet tub. The basement is accessible from upstairs or could have a separate entrance from the side door. The basement is complete with 2 bedrooms, an additional full bathroom, a kitchenette, dining space and family room. Out front you'll find a welcoming front deck perfect for morning coffee and people watching. The large Back yard is South facing so plenty of sunshine with a deck perfect for entertaining. This homes also offers lots of parking. Great investment package with nothing left to do.