



GRASSROOTS
REALTY GROUP

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5218 49th Street
Lloydminster, Alberta

MLS # A2336248



\$269,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MDR
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Timeless character, thoughtful updates, and undeniable curb appeal! Homes like this don't come along often, and this beautifully cared-for character home is one you'll want to see in person to truly appreciate. Set on a beautiful tree-lined street, this classic home has been lovingly maintained and thoughtfully updated over the years while preserving the charm of its original era. The main floor welcomes you with restored hardwood floors flowing through the spacious living room and dedicated dining room, creating a warm and inviting atmosphere. The kitchen offers plenty of cabinetry and workspace, along with a built-in oven and Jenn-Air cooktop, making it both functional and full of character. Upstairs, you'll find two massive bedrooms, each offering plenty of space and natural light, along with a beautifully updated bathroom that pays homage to the home's heritage. A stunning clawfoot tub adds a timeless touch, complemented by a separate shower for modern convenience. The partially finished basement adds even more usable space, featuring a completed recreation/games room with a whitewashed brick fireplace as the focal point.. Please note the fireplace is not currently operational. The remainder of the basement is ready for future development, with plumbing in place for a bathroom and a dedicated laundry area. Outside, the extensive landscaping reflects years of care and attention, with mature greenery and a charming front pond that adds to the home's already impressive curb appeal. The fully fenced backyard offers rear access and parking for two vehicles, along with plenty of room to build a garage in the future if desired. With its combination of original character, thoughtful updates, generous room sizes, beautiful landscaping, and a location on a picturesque tree-lined street, this is a truly special home. There simply aren't

many homes like this in the area — come see it for yourself!