



**GRASSROOTS**  
REALTY GROUP

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5412 51ST Street  
Lloydminster, Alberta

MLS # A2343717



**\$239,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | West Lloydminster                                                          |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 1 and Half Storey                                                          |        |                   |
| Size:     | 833 sq.ft.                                                                 | Age:   | 1949 (77 yrs old) |
| Beds:     | 3                                                                          | Baths: | 1                 |
| Garage:   | Single Garage Detached                                                     |        |                   |
| Lot Size: | 0.14 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Street Light |        |                   |

|             |                                                                                          |            |    |
|-------------|------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                                  | Water:     | -  |
| Floors:     | Carpet, Laminate                                                                         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                          | Condo Fee: | -  |
| Basement:   | Partial                                                                                  | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                                 | Zoning:    | BT |
| Foundation: | Other                                                                                    | Utilities: | -  |
| Features:   | Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows |            |    |

Inclusions: NONE

Check out this Move in Ready charming 1949 one-and-a-half storey home offers just over 800 sq ft of comfortable living space and has been extensively renovated, making it an excellent opportunity for first-time buyers, those seeking a starter home, or investors.

The home features three bedrooms and a completely renovated bathroom and kitchen with quartz counter tops and stainless steel appliances, stylish plank flooring warm neutral colors and updated windows and doors. The furnace has also been updated, providing additional peace of mind.

Additional features included a new exterior door leading to a new deck, and single detached garage.

A beautiful updated home offering excellent value with nothing left to do but move in and enjoy! Check out the 3D-tour