



GRASSROOTS
REALTY GROUP

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5116 56A Street
Lloydminster, Alberta

MLS # A2346855



\$239,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

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

Inclusions: N/A

A one owner home like this is a rare find. Built in 1959 the quality Nelson Lumber bungalow still shows the care and attention to detail of the builder. This well maintained 4-bed, 2-bath South facing home is 969 square feet and boasts many value adding improvements and updates including: kitchen cabinets, kitchen counter tops, main floor flooring, furnace, water heater, 100 amp power panel, exterior siding, vinyl windows, shingles, metal fence and more! The thoughtful layout is perfect for families with 3 bedrooms on the main level, a 4 piece main bathroom, a living room with large front window, as well as the spacious kitchen and dining areas. Downstairs is another family room, one bedroom, a 3 piece bathroom, laundry, ample storage and larger windows that exceed today's egress standard. And bonus, there is also a cold room for your canning and fresh vegetables. The home is situated on a 50' X 130' lot close to the Queen Elizabeth Elementary School, Moose Park and the Kiwanis Park. The property boasts excellent curb appeal. Other perks include a single detached garage (16x26), a large fenced yard and back-alley access. Call to view!