



GRASSROOTS
REALTY GROUP

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5021 54A Street
Lloydminster, Alberta

MLS # A2347907



\$249,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	820 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Storage, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Whether you're looking for your first home or adding another property to your investment portfolio, this well-cared-for home is definitely worth a look! A long list of important updates has already been taken care of, including a new furnace (2023), central air conditioning (2024), water heater (2019), washer and dryer (2024), shingles (2016), and 100-amp electrical service. The kitchen has also been completely refreshed and offers a great mix of character and function with updated cabinetry, butcher block countertops, tile backsplash, and newer appliances. The main floor features two good-sized bedrooms, including a spacious primary bedroom with plenty of room for a king-sized bed. Downstairs is currently undeveloped, providing loads of storage space or the opportunity to finish it to suit your needs and add additional living space. Situated on a quiet corner lot within walking distance to the school, the fully fenced yard is ideal for kids or pets and offers plenty of off-street parking. A single detached garage provides even more parking and storage. With many of the big-ticket updates already completed, this is a great opportunity to move in, make it your own, or put it to work as an investment property!