



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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5220 46 Street  
Lloydminster, Alberta

MLS # A2248496



**\$249,900**

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Nice bungalow with lots of upgrades put into it. This 864 square foot home has 3 bedrooms and 2 full bathrooms. The main level has just seen brand new flooring installed, new doors, new windows and numerous updates to the bathrooms. Upstairs has a big south facing living room and great kitchen/dining room attached. There are 2 bedrooms up and a shared full bathroom that has a newer tub and new shower doors being installed soon. Downstairs is currently set up to be a separate rental suite with a large master bedroom, walk in closet and beautiful ensuite bathroom. Opposite the bedroom is a family room and kitchen providing options for investment and supplemental income to cover the mortgage. Outside you can enjoy a big backyard deck with lots of room for patio furniture and built in seating. This corner lot is private and fenced, the double attached garage is a great for 2 vehicles or all your toys and storage. A great family home or rental property potential.