



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

780-831-7725
jackadmin@gpremax.com

5316 50 Street
Lloydminster, Alberta

MLS # A2252223



\$167,500

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,331 sq.ft.	Age:	1942 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Concrete, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

Located on AB side Lloydminster. One and a half story with 1331 sq ft on main + upper level. This spacious 3 bedroom character home features an ample sized kitchen/dining area with a full bathroom and one bedroom on the main level. The main level bedroom has original built in drawers/storage. You'll also find a gas fireplace and a large living room area. The upper 2nd floor features the over sized primary bedroom with a seating area and another bedroom adjacent. The basement is mostly unfinished with lots of storage room and a 3 PC bathroom, as well as, a cold room. There is a detached garage (non heated/insulated) and a 10x10 shed with power. If you're looking for a good starter home then this is worth seeing! Includes freezers, fridge, stove, washer/dryer.