

**5316 50 Street**  
**Lloydminster, Alberta**

**MLS # A2252223**



**\$167,500**

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

|                    |                                        |                   |    |
|--------------------|----------------------------------------|-------------------|----|
| <b>Heating:</b>    | Floor Furnace, Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Concrete, Hardwood, Laminate   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home, See Remarks           |                   |    |

**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.