

5301 47 Street
Lloydminster, Alberta

MLS # A2219189

\$214,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	796 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Perfect starter home with a single detached garage! This cozy bungalow is on a mature corner lot that gives you privacy while you enjoy your night around the fire pit and you will appreciate all the street parking when hosting multiple guests. The main floor includes 2 bedrooms, a 4-piece bathroom, kitchen and generous sized living/dining room. The basement features another 4-piece bathroom and is otherwise ready for future development that could include another bedroom and family room. The basement walls have been insulated providing added warmth and comfort. Additional features include: 100 amp panel, high efficient furnace, back alley access, newer fence on the west property line and a garden area.