

5514 48 Street
Lloydminster, Alberta

MLS # A2220372

\$259,777

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	716 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage		

Inclusions: N/A

Introducing a newly renovated home with fresh paint, modern appliances and abundant storage throughout the property. The spacious garage/shop provides endless possibilities for your business or projects with back alley access and Rinnai Continuum hot water system(on-demand heat). The boiler system is only 8 years old. Located near Kin-Kinette Park, which boasts an outdoor pool, and Archie Miller Arena, this location offers both convenience and entertainment. Enjoy scenic views of the neighborhood during the spring to fall seasons. The charmingly landscaped front yard requires minimal maintenance while providing curb appeal. Host gatherings on the inviting front deck complete with an attached ramp for easy access. Nestled in a peaceful yet accessible community, ample parking is available at both the front and rear of the property - perfect for accommodating multiple vehicles or even a camper in the back! Check out the 3D Virtual Tour.