

**5514 46**  
**Lloydminster, Alberta**

**MLS # A2212768**



**\$209,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1942 (83 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Asphalt, Double Garage De		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscap		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Metal

**Basement:** Crawl Space, None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Block

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** none

Well maintained home located close to amenities and a beautiful quiet street this home features all main floor living with 2 bedrooms and a large 4 piece bathroom the living room is a great size with lots of room and an electric fireplace. The home has new windows, and flooring with a huge double lot yard all fenced and a 24x28 heated double door garage with lots of parking and RV parking as well it is a must see.