

**5727 45 Street  
Lloydminster, Alberta**

**MLS # A2249867**

**\$309,950**



<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Welcome to this 1,100 sq ft bi-level offering plenty of space for a growing family. The main floor features a large kitchen with room for family meals, a dining area, living room, three bedrooms, and a full bathroom. Downstairs you'll find a family room, two additional bedrooms, a second bathroom, laundry, and a storage area. Outside, the large fenced backyard provides space for kids, pets, or gardening, and the double detached heated garage with back alley access is a great bonus. If you're looking for a practical home with lots of potential, this one is worth a look.