

**5667 43 Street
Lloydminster, Alberta****MLS # A2279212****\$249,900**

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	864 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Other		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	MDR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity awaits for those wishing to buy an investment or purchase their first family home.. The basement has small kitchenettes and a common bathroom, while the main floor space has two bedrooms, bathroom/kitchen/dining and living room. The property is conveniently located close to a high school and HWY 16 for easy access. The property is versatile in its possibilities- it has a large lot and a double detached garage measuring 22' wide and 24' deep with back alley access. 24 hours' notice required for all showings. Note: Property previously zoned R4 under the old zoning by law - new zoning designation named 'Medium density Residential'.