

**5406 45 Street  
Lloydminster, Alberta**

**MLS # A2233176**



# \$225,000

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Awesome potential in this story and a half home on a tree lined street in a lovely, mature Lloydminster, AB neighbourhood. This is a great property for an individual with vision and handy person skills! Includes appliances and a huge 22' X 32' garage, great for storing all the toys or working on hobbies and projects. Close to an elementary school, a busy shopping district and many restaurants. Make your move!