

**5402 50 Street  
Lloydminster, Alberta**

**MLS # A2271032**

# \$79,999



<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Re		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This Alberta corner-lot property is in the West Lloydminster subdivision within walking distance of the downtown core. The property is partially fenced and features mature trees. The house is uninhabitable. Services are disconnected. The value is in the land. Property sold "as is where is, no warranties given or implied, risk passes with possession". Call to inquire!