

**5216 48 Street**  
**Lloydminster, Alberta**

**MLS # A2215253**



**\$282,500**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Garden, Landscaped, Lawn, Priv		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** NONE

Welcome Home! This lovely, central Lloydminster bungalow has been lovingly maintained by its current family for many, many years. Today, this home is seeking new owners to make it their own. A well treed neighbourhood with an excellent walk-score to central services and the downtown area; the surrounding homes all show pride of ownership. Some of the quality updates to mention include shingles, windows, vinyl siding, flooring and furnaces. You are sure to enjoy the covered front veranda as much as the seller has as even with central A/C this wonderful feature also conveniently keeps the south heat from getting into your living space! The property presents, not only with 'good bones' but with great curb appeal, nicely landscaped front and back with a concrete side walkway and a fully fenced rear yard, a wooden patio area, dedicated sun-filled garden and alley access to a double detached garage. Inside you are welcomed to a partially open concept plan to the living room and a spacious eat in kitchen with oak cabinetry and an included appliance package. There are nice storage options on the main as well as two comfortable sized bedrooms and a four-piece bathroom; notice that there is even a unique skinny storage space available at the end of the tub! Both the front and rear entry ways are large enough to welcome in guests and to store away coats and bags, the back entry provides direct access to the basement mother-in-law suite. The downstairs has several very large windows for this age of a home and features two bedrooms, kitchenette, family room, den, four-piece bath and laundry/utility area with additional storage opportunities. (OMIT all main floor curtains from any offers please) Make your move!