

# \$264,900 - 5123 50 Street, Lloydminster

MLS® #A2229063

**\$264,900**

6 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.17 Acres

West Lloydminster, Lloydminster, Alberta

This raised bungalow is a great revenue property and has separate entrances, separate laundry and separate power metres. At 1,234 square feet above grade, you will find that each 3 bedroom, 1 bathroom suite (up and down) has adequate space for all of the rooms. You will also appreciate all the large windows in the basement! There is off street parking in the back, a large, fenced yard, deck and shed. In more recent years there have been updates to the shingles, windows, fence. This is a great opportunity to get into the rental market as demand for rental properties in Lloydminster remains strong.

Built in 1960

## Essential Information

MLS® #	A2229063
Price	\$264,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	5123 50 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1V7

### **Amenities**

Parking Spaces	3
Parking	Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Separate Entrance
Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 8th, 2025
Days on Market	16
Zoning	C1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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