

**61 Alberta Crescent
Lloydminster, Alberta**

MLS # A2267839



\$244,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: 2 fridge, 2 stove

Step back in time and bring this Mid-Century Modern gem back to life! Located in one of Lloydminster's most sought after mid-century neighborhoods, this home is a great find for someone looking to restore a classic home into their own! Inside, you will find the classics - wood cathedral ceiling, mid-century vanity and cabinets, period light fixtures, and character throughout the interior doors and trim. There are three bedrooms on the main floor, and a finished basement, complete with a retro bar. Outside, the fenced yard provides ample trees, a garden area and an oversized single garage. All appliances in the home will remain. If you have been looking for a home, or project that combines location, architecture and potential, this is it.