



**GRASSROOTS**  
REALTY GROUP

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**2705 52 Avenue**  
**Lloydminster, Alberta**

**MLS # A2213606**



**\$359,777**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Boiler, In Floor, Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage		

**Inclusions:** Hot tub, shed

Situated just steps from Messum Lake and only two blocks from schools, this updated home is ready for you to move in and enjoy. Featuring a functional layout, the spacious kitchen offers ample counter and cabinet space &mdash; perfect for any family. The main floor features two large bedrooms, including a primary suite with a 3-piece ensuite. Downstairs, the bright basement benefits from large windows providing abundant natural light, two additional bedrooms, another full bathroom, and a bonus area. Plumbing is already roughed in if you envision adding a kitchenette or wet bar! Plus, enjoy the comfort of in-floor heating powered by a new boiler installed in 2022, alongside hot water on demand. Start your mornings basking in the sun on the deck, surrounded by mature trees that provide excellent privacy. The backyard is landscaped, tidy, and features a shed, and a major bonus, a relaxing hot tub. RV parking is also available for added convenience. The oversized 24' x 21' double garage is a standout feature, complete with workbenches and storage. This home truly has location, updates, space, and comfort! Check out the 3D virtual tour!