



GRASSROOTS
REALTY GROUP

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5210 57 Street
Lloydminster, Alberta

MLS # A2218623



\$359,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Pantry		

Inclusions: none

This charming 1120 sq ft house boasts a unique layout with 2 spacious bedrooms upstairs, each with plenty of natural light, and a convenient bathroom. Downstairs, you'll find a third bedroom and another bathroom, with potential to convert the area into a 4th bedroom.

The Heart of the Home: The main floor features a warm and inviting living room with a beautiful gas fireplace, perfect for cozying up on chilly evenings. The kitchen is a haven for cooking enthusiasts, with ample space and a large pantry to store all your essentials. Plus, with main floor laundry, you'll enjoy the convenience of not having to traipse up and down stairs with dirty clothes.

The Ultimate Garage: A highlight of this property is the impressive 28x28 HEATED garage, perfect for car enthusiasts, hobbyists, or those who need extra storage.

Outdoor Oasis: Enjoy the outdoors on the expansive composite deck, complete with no-maintenance railing, offering stunning views of the surrounding landscape. The no-maintenance fence ensures your outdoor space stays looking great with minimal upkeep. Plus, with back alley access, you'll have easy parking and loading/unloading.

Additional Features: - Built in 2000 with quality construction - New shingles installed just 4 years ago - Private backyard with no neighbors behind you - Plenty of parking space _A/C in the house

Don't Miss Out: Schedule a viewing today and make this house your home. Contact [Insert Contact Info] for more information or to book a showing.

Features: - 3 bedrooms (potential for 4) - 2 bathrooms - Heated garage (28x28) - Composite deck with no-maintenance railing - No-maintenance fence - Back alley access - Private backyard with no neighbors behind - Recent shingle replacement (4 years ago) - Gas fireplace in living room - Large pantry in kitchen - Main floor laundry Make this house your dream home.

Schedule a viewing today!