



GRASSROOTS
REALTY GROUP

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**5310 26 StreetClose
Lloydminster, Alberta**

MLS # A2231526



\$335,777

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Garage Door O		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, Lawr		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Don't miss this incredible opportunity to own a well-maintained home that blends comfort, style, and functionality. This property features 4 bedrooms and 3 bathrooms, making it an excellent choice for families or anyone seeking space and flexibility. The functional floor plan is perfect for both everyday living and entertaining. Inside, you'll find an open-concept kitchen with ample cabinetry, generous counter space, and plenty of storage. All appliances are included. The home has seen recent updates such as painted walls and ceilings and newer vinyl flooring, creating a bright and modern feel. The dining area opens through French doors to a deck and fully fenced backyard, complete with a natural gas BBQ hookup—ideal for gatherings. The attached garage is currently converted into a recreation and smoking area but can easily be returned to a heated garage if desired. This home also offers investment potential as a room rental option for workers, with monthly rental opportunities. Located just a short walk to Messum Lake with walking trails and a playground, this property combines convenience with an outdoor lifestyle. ? Home inspection already completed?? Move-in ready condition?? 3D virtual tour available. Whether you're starting a new chapter, raising a family, or looking for an income property, this home offers the perfect blend of comfort and opportunity.