



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5102 26 Street
Lloydminster, Alberta

MLS # A2231630



\$480,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: NA

Welcome to one of the most coveted corners of Lloydminster—Messum Park—where executive homes and a family-friendly atmosphere create the perfect backdrop for this beautifully updated home. Tucked away on a quiet pie-shaped lot with no back neighbours, this nearly 2,000 sq. ft. gem offers the space, privacy, and comfort you’ve been searching for. Step inside to a bright and open main floor with modern updates, double pane windows for extra efficiency, and a stylish island kitchen built for real life—morning coffee, late-night snacks, and everything in between. With 4 spacious bedrooms and 3 full bathrooms, there’s room for everyone to have their own space. The primary bedroom received beautiful sunrises, and has beautiful views of the backyard. Plenty of room and the walk in closet is extraordinary for a home of this size. Whether it’s hosting Sunday dinners or winding down after a busy week, the layout flows perfectly for both entertaining and everyday living. Recent plumbing upgrades and a double attached garage add peace of mind and practicality, while the private backyard is your own quiet retreat—ideal for kids, pets, or just enjoying a BBQ in peace. Located in the heart of a mature neighbourhood, this home is surrounded by pride of ownership and excellent neighbours who make it feel like home the moment you arrive. Homes in this area don’t last long. Come see why Messum Park is one of Lloydminster’s most sought-after communities—and why this home could be the one you’ve been waiting for.