



GRASSROOTS
REALTY GROUP

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3507 51 Avenue
Lloydminster, Alberta

MLS # A2237255



\$249,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: N/A

This property offers over 2,000 square feet of living space and is situated on a lot measuring over 10,000 square feet! This home has seen updates over the years including windows/doors, central air conditioning, Updated furnace, new stove, dishwasher and electrical panel. The main floor is a functional layout with a large kitchen offering ample counter top space and storage flowing into the dining room and sunken living room with a large window overlooking the backyard. Through a patio door you'll find an enclosed deck with bbq gas line and included hot tub. Down the hall you'll find a full bathroom with a convenient laundry shoot and 2 bedrooms with the master being a very generous size and has 3 closets. The basement is complete with a family room, bedroom and a large laundry/utility/storage room. The back fence has a large gate that can be used for RV parking. With a lot this size and back ally access, the options are endless for developing a large garage if desired. Conveniently located within walking distance to the co-op grocery store and many other amenities. This home can accommodate a quick possession and includes all appliances.