



**GRASSROOTS**  
REALTY GROUP

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

**6101 24 Street  
Lloydminster, Alberta**

**MLS # A2237919**



**\$509,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** Outdoor Swimming Pool, Built-in Sound System, Natural Gas BBQ Hookup

Welcome to this beautifully maintained raised bungalow in the desirable Lakeside neighbourhood! Built in 2004, this 1,282 sq. ft. home offers a warm and inviting atmosphere with thoughtful features throughout. Step inside to find rich hardwood flooring, spacious living areas, and generously sized bedrooms &mdash; perfect for comfortable family living. This four-bedroom, three-bathroom home is immaculately cared for and features several updates, including new shingles for peace of mind. The oversized double garage (22' x 28') provides ample space for vehicles, tools, or hobbies. Outdoors, enjoy a stunningly landscaped yard filled with vibrant flowers and mature trees &mdash; a true backyard retreat. The above-ground heated pool with a wraparound deck creates a private oasis ideal for relaxing or entertaining all summer long. Located in a quiet, family-friendly neighbourhood close to parks and amenities, this home checks all the boxes. Don't miss your chance to own this Lakeside gem!