



GRASSROOTS
REALTY GROUP

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2907 51B
Lloydminster, Alberta

MLS # A2239103



\$474,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,137 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, See Remarks
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

It's hard to find a property with a huge, mature yard like this — perfect for a young family to spread out and play. This beautiful home offers a massive amount of space both inside and out, with many thoughtful upgrades that truly set it apart. Step onto the gorgeous covered deck and take in the peaceful surroundings, or enjoy the convenience of the in-ground sprinkler system and Gemstone exterior lighting that make the home shine, day and night. Inside, you'll appreciate the new flooring on the main and upper levels (2025), along with a fridge and dishwasher (Feb 2025) and washer and dryer (2024), all adding to its move-in-ready appeal. Pride of ownership is clear throughout — this is a home that has been lovingly cared for and it shows. Tucked away on a quiet, family-friendly street, you'll enjoy a peaceful atmosphere with the bonus of being just a short walk to the nearby park. There's even RV parking, giving you all the space you need for your toys or extra vehicles. This home is in fantastic shape and ready to welcome its next owners — a rare find you won't want to miss!