



**GRASSROOTS**  
REALTY GROUP

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**3406 54 Avenue**  
**Lloydminster, Alberta**

**MLS # A2239140**



**\$269,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed

Step into home ownership with this 4 level split home located in the quiet steel heights neighbourhood. This home features 4 bedrooms and two bathrooms, open concept kitchen with dining area. Step outside to a large deck and mature yard, fully fenced for your own private oasis. This home also features a newer hot water tank and furnace. Book your showing today!