



GRASSROOTS
REALTY GROUP

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**5201 26 Street
Lloydminster, Alberta**

MLS # A2242783



\$519,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,860 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Crown Molding, Open Floorplan, Sump Pump(s)		

Inclusions: Shed

Welcome to 5201 26th Street, Lloydminster, Alberta — nestled in the highly sought-after neighborhood of Steel Heights, just steps from the scenic paths and peaceful waters of Messum Lake. This stunning 1860 sq ft bungalow is perfectly positioned on just under a quarter-acre lot, offering the rare blend of in-town convenience with a tranquil, park-like setting. Surrounded by mature trees and lush landscaping, this property backs onto no neighbors, giving you the peace, privacy, and serenity that's hard to find. Enjoy morning coffee or evening unwinding's in your secluded backyard oasis, where nature and calm meet. The location is second to none—close to parks, schools, and walking trails, it's a true family-friendly retreat. Inside the home features five spacious bedrooms, three full bathrooms, and a beautifully designed layout perfect for everyday living and entertaining. The 23x23 heated double garage adds both comfort and practicality. Whether you're growing your family or simply seeking space and serenity, this one-of-a-kind home delivers lifestyle, and location in perfect balance. One of the owners is a licensed Realtor in the province of Alberta and Saskatchewan.