



**GRASSROOTS**  
REALTY GROUP

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**5908 24 StreetClose S  
Lloydminster, Alberta**

**MLS # A2256710**



**\$524,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Lawn, Rect		

<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, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Underground sprinklers

Let someone else handle the grass cutting and snow removal while you relax in this beautifully maintained home. Featuring an open-concept layout, the main floor seamlessly combines the living room, dining area, and kitchen into one spacious and inviting area, perfect for everyday living and entertaining. Step out onto the deck and take in views of the landscaped backyard. The large primary bedroom offers a private retreat, complete with a three-piece ensuite and walk-in closet. A second bedroom, a full four-piece bathroom, and additional storage closets complete the main level. Downstairs, you'll find a generous family room that walks out through patio doors to a lower deck and the backyard—ideal for indoor-outdoor living. This level also includes a home office, an additional bedroom, a four-piece bathroom, storage room, shelving, and a utility room. Your vehicles will stay warm and protected in the heated, attached double garage. The exterior is beautifully landscaped with flower beds and shrubs for added curb appeal. For just \$150/month, the maintenance fee covers lawn care and snow removal—giving you more time to enjoy your home.