



**GRASSROOTS**  
REALTY GROUP

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**5704 51 Street**  
**Lloydminster, Alberta**

**MLS # A2257157**



**\$186,500**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Garage Faces Side, Heated Garage, Insulated, Off		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Gazebo, Inte		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Wood Windows		

**Inclusions:** Chest Freezer in Garage

Picture yourself settling into this charming bungalow in a truly family-friendly neighbourhood. Perfectly located near a park, an outdoor pool, and surrounded by a diverse community, this home offers convenience, comfort, and lifestyle. With a total of 5 bedrooms, there's plenty of room for family, guests, or a home office. The spacious family room downstairs, warmed by a cozy gas stove, invites movie nights and gatherings. Step outside and choose your comfort—relax in the sun on the south-facing deck or retreat to the shaded north side. The large private backyard is a true retreat, boasting no rear neighbors, mature trees, groomed flower beds, and a raised garden—perfect for family play, entertaining, or unwinding in nature. A two-tiered deck extends your outdoor living space, making summer evenings even more enjoyable. Practicality meets lifestyle with back alley access, an oversized double detached garage (with a new door installed in 2020), and a central location where schools, shops, and amenities are just minutes away. This is more than just a house—it's a home where new memories will be made. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.