



GRASSROOTS
REALTY GROUP

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4812 57 Avenue
Lloydminster, Alberta

MLS # A2261368



\$319,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-cared-for 1,204 sq. ft. bungalow built in 1964 — proudly owned by the same family since day one! This solid home offers 3 spacious bedrooms and 2 bathrooms on the main floor, complemented by a bright living area and functional layout. The fully developed basement adds 2 additional bedrooms, a bathroom, and a cozy wood-burning fireplace — perfect for family gatherings or movie nights. Enjoy the privacy and peace of a quiet location while still being close to all amenities. A 24x26 detached garage provides excellent parking and storage space. A wonderful opportunity to make this classic home your own!