



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5604 35 Street
Lloydminster, Alberta

MLS # A2263731



\$310,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Rectangular		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this centrally located and beautifully renovated 4-bed, 2-bath bungalow! Situated just a 5-minute walk from the Kinsmen Participark, the Rendell Park Elementary School and the Bishop Lloyd Middle School, the property is truly in an ideal location. The home has been updated from top to bottom with modern fixtures and finishes. The main level is bright and inviting with luxurious hardwood and tile floors throughout. The airy living room boasts a South facing window. The kitchen and dining rooms have contemporary cabinetry, beautiful countertops, stainless steel appliances, island with drawer lighting, and access to the back deck. This level also includes three spacious bedrooms, with the primary bedroom offering a private 3-piece ensuite bathroom with pebble shower floor. An additional 4-piece bathroom serves the rest of the home. The finished basement includes a recreation room, a games room, an additional bedroom and a laundry/utility room. The basement is plumbed for a third bathroom. Outside, a fenced backyard awaits, ideal for children and pets to play in and spacious enough to add your own detached garage. The shingles and most of the windows were replaced a few years ago and the most recent improvements are new Central Air and a new back deck. The home's proximity to bike paths, and the easy access to amenities such as the school sports field, ball diamonds and basketball courts enhances this property's appeal! Call to view!