



GRASSROOTS
REALTY GROUP

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**5301 47 Street
Lloydminster, Alberta**

MLS # A2265641



\$329,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

Fully Renovated Home in Established Neighborhood – Like New, Inside and Out! Why wait for new construction when you can have it all—a fully renovated, move-in ready home nestled in a mature, tree-lined neighborhood. This 3-bedroom, 2-bathroom beauty has been thoughtfully updated from top to bottom with modern style. Starting with the exterior, enjoy brand new siding, shingles, windows, and doors, giving the home a crisp, fresh curb appeal. Inside, you're welcomed by a cozy electric fireplace feature in the living room, all-new vinyl plank flooring, and fresh paint throughout. The completely redone kitchen offers modern cabinetry, updated fixtures, and a sleek layout that makes entertaining easy. Downstairs, the fully finished basement includes a spacious family room, a newly added third bedroom, and a full bathroom, offering plenty of room for growing families or guests. No detail has been overlooked— light fixtures ensure peace of mind for years to come. Step outside to enjoy a fenced yard, single detached garage, and a private firepit area, perfect for cozy evenings under the stars. This nearly-complete home offers quick possession—move in and start enjoying right away! Don't miss this rare opportunity to own a like-new home in a well-established neighborhood. Contact us today to schedule your private showing. Motivated Sellers!