



GRASSROOTS
REALTY GROUP

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3905 53 Avenue
Lloydminster, Alberta

MLS # A2272044



\$364,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Sump Pump(s)		

Inclusions: N/A

This spacious 1,400 sq ft bungalow sits on an oversized lot of more than 11,000 sq ft, giving you a private and secluded yard to enjoy year-round. Inside, the home offers a smart and flexible layout with three bedrooms on the main floor and an additional bedroom downstairs. You'll love the three separate living room areas, with one easily doubling as a dining room if you prefer more space for gatherings. The kitchen is bright and roomy, complete with stainless steel appliances and plenty of counter and cabinet space. The lower level includes a handy mini kitchenette, perfect for guests or extended family. The backyard is a true retreat, featuring a beautifully maintained yard, a stone firepit, and wiring already in place if you'd like to add a hot tub. Located in a very quiet area, this home offers comfort, privacy, and endless potential both inside and out.