



**GRASSROOTS**  
REALTY GROUP

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**3403 55 Avenue**  
**Lloydminster, Alberta**

**MLS # A2277429**

**\$329,900**



<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

**Inclusions:** N/A

Make your move—this spacious home offers a solid layout and plenty of potential for a growing family. Updates over the years include exterior vinyl siding and vinyl windows. The well-designed floor plan features both an eat-in kitchen and a formal dining area. The kitchen is bright and functional with an island and plenty of cabinet space. The living room offers a cozy gas fireplace, and the home is air-conditioned for added comfort. The main floor includes three good-sized bedrooms, with the primary bedroom featuring a walk-in closet and private ensuite. Two additional bedrooms are located in the basement, providing flexible space for family, guests, or a home office. Outside, the fully fenced backyard offers direct access to the basement and includes RV parking. A double attached garage and included appliances add to the value. Enjoy the spacious yard with the lot being over 8,000 square feet! Located in a quiet area close to parks, walking paths, and schools, this home is a great opportunity for buyers looking to add their own touches while enjoying a practical family-friendly location.