



3403 55 Avenue
Lloydminster, Alberta

MLS # A2277429



\$329,900

Division: Steele Heights

Type: Residential/House

Style: Bungalow

Size: 1,365 sq.ft. **Age:** 1975 (51 yrs old)

Beds: 5 **Baths:** 3

Garage: Concrete Driveway, Double Garage Attached

Lot Size: 0.19 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: 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.