



**GRASSROOTS**  
REALTY GROUP

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**6101 24 Street  
Lloydminster, Alberta**

**MLS # A2284063**



**\$514,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Kitchen Island, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Natural Gas BBQ Hookup, Outdoor Swimming pool, Sound System (B.I.)

Welcome to this beautifully maintained raised bungalow in the desirable Lakeside neighbourhood! Built in 2004, this 1,282 sq. ft. home offers a warm and inviting atmosphere with thoughtful features throughout. Step inside to find rich hardwood flooring, spacious living areas, and generously sized bedrooms &mdash; perfect for comfortable family living. This four-bedroom, three-bathroom home is immaculately cared for and features several updates, including new shingles for peace of mind. The oversized double garage (22' x 28') provides ample space for vehicles, tools, or hobbies. Outdoors, enjoy a stunningly landscaped yard filled with vibrant flowers and mature trees &mdash; a true backyard retreat. The above-ground heated pool with a wraparound deck creates a private oasis ideal for relaxing or entertaining all summer long. Located in a quiet, family-friendly neighbourhood close to parks and amenities, this home checks all the boxes. Don't miss your chance to own this Lakeside gem!