



**4604 56 Avenue
Lloydminster, Alberta**

MLS # A2287206



\$289,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to this solid bungalow located in one of Alberta's sought after mature neighbourhoods, just steps from the outdoor pool and nearby parks. This home has priority snow removal as an added bonus on a quiet street close to many amenities !This is a well-maintained home with tasteful updates already completed. Recent improvements include a newer hot water tank, brand-new furnace, updated windows, and fresh, neutral color tones that create a clean and cohesive feel throughout.As you enter the home, you immediately appreciate the bright, refreshed palette and the abundance of natural light pouring through the large windows, complemented by newer blinds on the main floor. The layout offers three bedrooms upstairs along with an updated main bathroom, making it functional and family friendly. The fully finished basement adds additional living space with a large bedroom, a full bathroom, ample storage, and a spacious laundry room. The open basement living area is a true focal point perfect for a TV room, play space, or flexible family use. Outside, the property continues to impress with a newer fence, a mature backyard, alley access, a storage shed, and a single detached garage. This is a well put together home awaiting its new owners.