



**3006 52 Avenue  
Lloydminster, Alberta**

**MLS # A2288759**



**\$271,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Level, No Back Lane, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

There is lots of potential in this Steele Heights 4 bedroom plus office and 3 bathroom home. Great location, large lot and perfect for a handy person wanting a home to make their own. Functional floor plan with 3 good sized bedrooms on the main floor and the master bedroom has a 2-piece ensuite. Sunken living room and large eat-in kitchen finish off the main floor. Downstairs you'll find a large family room, a bedroom, office, storage room, laundry in the large utility room and a 3 piece bathroom. A Large oversized double detached garage finishes off this great package.