



**5716 51 Street
Lloydminster, Alberta**

MLS # A2293003



\$264,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	1
Garage:	Driveway, Insulated, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Well-maintained bungalow located in a mature west Lloydminster neighbourhood, offering solid value and key updates buyers are looking for. This home features a functional layout with a spacious kitchen and dining area, and a bright living room with a gas fireplace. Several important upgrades have already been completed, including a newer hot water tank and furnace, which provide added confidence and reduce future expenses. The basement is partially developed with a family room, bedroom, and laundry area, with potential to add a 4th bedroom, creating additional space for family or future value. Outside, you'll find a fully fenced yard and a single detached garage with an opener and remotes, offering both convenience and storage. Central vacuum is also included. A great opportunity for first-time buyers, investors, or anyone looking for a solid home with room to grow in an established area. 3D Virtual Tour Available.