



**GRASSROOTS**  
REALTY GROUP

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**3008 55A Avenue  
Lloydminster, Alberta**

**MLS # A2294773**



**\$349,777**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn,		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

Large bungalows can be a rare opportunity in Lloydminster so here is your chance! At just over 1500 square feet, this home has the space and the layout for your expanding family. Move in ready with the opportunity to update to a modern feel as you comfortably live in this home situated close to both schools and parks. Enjoy the large treed yard, warm by the wood fireplace, or make use of a large basement space ready for new ideas, the choices are yours. Ready for immediate possession book your showing today.