



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2204 51 Avenue
Lloydminster, Alberta

MLS # A2300035



\$319,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,056 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: lawnmower

Charming home in a quiet neighborhood! This fully finished bi-level boasts a beautiful open kitchen and dining area, perfect for entertaining. The large family room is ideal for relaxing and enjoy family time. And you will find as you drive up you have a massive 32x10 parking pad right in front of the house! A great starter home!!