



**GRASSROOTS**  
REALTY GROUP

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**2901 51B Avenue**  
**Lloydminster, Alberta**

**MLS # A2300835**



**\$379,950**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this spacious 1,374 sq ft bungalow offering exceptional versatility and income potential! Situated on a large corner lot, this home features a well-designed main floor with a bright and expansive kitchen, inviting living room, and an additional family room-perfect for both everyday living and entertaining. The main level includes a generous primary bedroom complete with a 2-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. Downstairs, you'll find a fully developed basement suite with its own kitchen, comfortable living area, bedroom, and both a 4-piece and 2-piece bathroom. The suite also offers access to shared laundry and additional storage space, making it ideal for extended family or rental opportunities. Additional highlights include central air conditioning, underground sprinklers, a double attached garage, and separate parking for the basement tenant. With its functional layout, income potential, and prime corner lot with a large yard, this home is a fantastic opportunity for homeowners and investors alike.