

5210 57 Street
Lloydminster, Alberta

MLS # A2218623

\$359,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Pantry		

Inclusions: none

This charming 1120 sq ft house boasts a unique layout with 2 spacious bedrooms upstairs, each with plenty of natural light, and a convenient bathroom. Downstairs, you'll find a third bedroom and another bathroom, with potential to convert the area into a 4th bedroom. ***The Heart of the Home:*** The main floor features a warm and inviting living room with a beautiful gas fireplace, perfect for cozying up on chilly evenings. The kitchen is a haven for cooking enthusiasts, with ample space and a large pantry to store all your essentials. Plus, with main floor laundry, you'll enjoy the convenience of not having to traipse up and down stairs with dirty clothes. ***The Ultimate Garage:*** A highlight of this property is the impressive 28x28 HEATED garage, perfect for car enthusiasts, hobbyists, or those who need extra storage. ***Outdoor Oasis:*** Enjoy the outdoors on the expansive composite deck, complete with no-maintenance railing, offering stunning views of the surrounding landscape. The no-maintenance fence ensures your outdoor space stays looking great with minimal upkeep. Plus, with back alley access, you'll have easy parking and loading/unloading. ***Additional Features:*** - Built in 2000 with quality construction - New shingles installed just 4 years ago - Private backyard with no neighbors behind you - Plenty of parking space _A/C in the house ***Don't Miss Out:*** Schedule a viewing today and make this house your home. Contact [Insert Contact Info] for more information or to book a showing. ***Features:*** - 3 bedrooms (potential for 4) - 2 bathrooms - Heated garage (28x28) - Composite deck with no-maintenance railing - No-maintenance fence - Back alley access - Private backyard with no neighbors behind - Recent shingle replacement (4 years ago) - Gas fireplace in living room - Large pantry in kitchen - Main floor laundry Make this house your dream home.

Schedule a viewing today!