

3308 55 Avenue  
Lloydminster, Alberta

MLS # A2249865

**\$339,900**

|           |                                                  |        |                   |
|-----------|--------------------------------------------------|--------|-------------------|
| Division: | Steele Heights                                   |        |                   |
| Type:     | Residential/House                                |        |                   |
| Style:    | Bi-Level                                         |        |                   |
| Size:     | 970 sq.ft.                                       | Age:   | 1976 (49 yrs old) |
| Beds:     | 4                                                | Baths: | 2                 |
| Garage:   | Double Garage Attached                           |        |                   |
| Lot Size: | 0.21 Acre                                        |        |                   |
| Lot Feat: | Back Yard, Few Trees, Lawn, No Neighbours Behind |        |                   |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Carpet, Laminate        | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Finished, Full          | LLD:       | -  |
| Exterior:   | Wood Frame              | Zoning:    | r1 |
| Foundation: | Poured Concrete         | Utilities: | -  |
| Features:   | See Remarks             |            |    |

Inclusions: NA

Step into home ownership on a quiet street , located in the neighbourhood of Steele Heights. This well maintained Bi level home features 4 bedrooms and two bathrooms,Situated on a generous lot, this property offers everything you need for comfortable family living and outdoor enjoyment.Step inside to discover a functional layout with large windows that fill the home with natural light. The upper level features a cozy living area, a spacious kitchen with ample cabinetry, and a dining area perfect for family meals or entertaining guests.This home includes multiple bedrooms and bathrooms across both levels, offering privacy and flexibility for growing families, home offices, or guest spaces. The double attached garage provides secure parking and extra storage, making day-to-day life a breeze.One of the true highlights of this property is the massive backyard&mdash;ideal for kids, pets, gardening, or simply relaxing in your own private oasis. With direct access to a nearby bike path, outdoor enthusiasts will love the convenience of being just steps away from scenic rides or walks.Additional features include central air conditioning, keeping the home cool and comfortable during the warmer months.Whether you're a first-time buyer, downsizing, or looking for a home with room to grow, this property is a must-see!