

3905 52 Avenue
Lloydminster, Alberta

MLS # A2209822

\$318,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome home to this spacious family home located close to shopping centres and schools. With 3 bedrooms up, one is currently a laundry room that can be converted back to a bedroom, spacious kitchen, dining room and Living room. Primary has a 2 pc bath. Downstairs you will find another 2 bedrooms, 3 piece bathroom, large family room and a kitchen with its own laundry. Updates over the last few years include high efficiency furnace, vinyl plank flooring, new shingles and paint. Rear entry into basement or upstairs. Large 24x26 garage (power to garage is being repaired), large fenced in back yard that also backs onto school grounds so no rear neighbours. Great revenue property or first time home