

5210 57 Street  
Lloydminster, Alberta

MLS # A2218623



**\$359,900**

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

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