



**5210 57 Street**  
**Lloydminster, Alberta**

**MLS # A2269148**



**\$324,900**

<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 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Charming home in a quiet location! This unique home with 2 bedrooms upstairs features lots of natural light and a warm, inviting atmosphere. The main floor boasts of a cozy gas fireplace, open kitchen with large pantry, and convenient main floor laundry. Built in 2000 with the shingles being replace 3 years ago. Enjoy the private backyard with no back neighbors, perfect for relaxing on the maintenance free large composite deck with no-maintenance railing and no-maintenance enclosed fenced with remote lighting on each post. And lets not forget the 28x28 heated detached garage to protect our favorite vehicle.