



GRASSROOTS

REALTY GROUP

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**3006 52 Avenue
Lloydminster, Alberta**

MLS # A2288759



\$271,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

There is lots of potential in this Steele Heights 4 bedroom plus office and 3 bathroom home. Great location, large lot and perfect for a handy person wanting a home to make their own. Functional floor plan with 3 good sized bedrooms on the main floor and the master bedroom has a 2-piece ensuite. Sunken living room and large eat-in kitchen finish off the main floor. Downstairs you'll find a large family room, a bedroom, office, storage room, laundry in the large utility room and a 3 piece bathroom. A Large oversized double detached garage finishes off this great package.