



5709 51 Street  
Lloydminster, Alberta

MLS # A2299080



**\$295,000**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	See Remarks		

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

**Inclusions:** N/A

Welcome to this spacious and inviting 4-bedroom, 2-bath bungalow-style home, perfectly situated on a quiet street in a family-friendly neighbourhood. Offering a functional layout and plenty of room for everyone, this home is ideal for growing families or anyone looking for comfortable everyday living. The main floor features bright, welcoming living spaces and well-sized bedrooms, while the fully developed basement adds even more versatility with a large recreation/play area &mdash; perfect for kids, entertaining, a home gym, or movie nights. Step outside to enjoy the large backyard, offering plenty of space for outdoor activities, gardening, or relaxing summer evenings. Located close to a park, this property combines peaceful living with convenient access to green space and recreation.