GRASSROOTS REALTY GROUP

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5318 46 Street
Lloydminster, Alberta

MLS # A2303755

$349,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	2	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Parl		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	Single-detached Residenti
Foundation:	Wood	**Utilities:**	-
Features:	Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Hot Tub

Welcome to this beautifully maintained bungalow offering comfort, functionality, and pride of ownership throughout. Situated in a mature neighborhood with convenient alley access, this solid home is in immaculate condition and ready for its next chapter. The main floor features a bright and inviting living space with vaulted ceilings and a cozy gas fireplace, creating a warm and welcoming atmosphere. The kitchen and dining area provide easy access to the yard, making everyday living and entertaining simple and enjoyable. The primary bedroom is a true retreat, complete with double closets and a unique sunroom with a hot tub, the perfect place to relax year-round. With main floor laundry and a practical layout, this home is especially well suited for a retired couple or anyone looking to minimize stairs while still enjoying a comfortable living space. The fully finished basement offers additional room for guests, hobbies, or storage. Outside, you will appreciate the large landscaped yard, concrete patio, rear parking pad, and the flexibility that comes with alley access. The heated double-attached garage and central air conditioning provide year-round comfort and convenience. This is a well-cared-for property that shows beautifully and offers the space, layout, and lifestyle that many buyers, especially downsizers or retirees, are actively seeking. 3D Virtual Tour Available.

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