



3003 51B Avenue  
Lloydminster, Alberta

MLS # A2306650



**\$549,777**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Alarm system is owned, Oak table & chairs under gazebo, china cabinet in the garage, TV downstairs, Bell satellite & 3 receivers, stereo in covered deck, new wall mount pressure washer at gazebo, heat tapes & heat mat outside, including remote power cord controllers.

Perfect family home? Welcome&hellip; 2-storey split located in a quiet, family-friendly neighbourhood close to schools, shopping, and everyday amenities. Designed for comfort and entertaining, this spacious home features an open-concept layout with soaring cathedral ceilings, oversized windows, and an impressive 2-storey brick feature wall showcasing 2 of the home&rsquo;s 3 cozy gas fireplaces. The beautiful modern kitchen offers an abundance of cupboard and counter space, a large island, and garden door access to the sheltered mature backyard &mdash; complete with underground sprinklers, lush landscaping, flowers blooming all summer long, a covered deck, and natural gas hook-up for effortless outdoor entertaining. The luxurious primary retreat is truly one-of-a-kind, featuring heated floors, a gas fireplace, a wardrobe room with island storage, and a private balcony overlooking the patio and expansive backyard. With tons of closet space throughout the home, storage will never be an issue. Built with family living in mind, this home offers generous gathering spaces, warm and dry basement comfort with clean air circulation, partial heat recovery upstairs, backup power, and added peace of mind with a Moen safety waterline system. Recent improvements make this property move-in ready and well-maintained. Additional highlights include: Heated double attached garage with overhead rear access door, Large cement parking area and oversized driveway, Power at the sidewalk light post, huge backyard with mature landscaping and gutter protection system &mdash; no cleaning required. This exceptional property offers space, comfort, functionality, and countless upgrades throughout &mdash; truly a home you must see to appreciate everything it has to offer! Check out the 3D virtual tour!