



**5106 57 Street
Lloydminster, Alberta**

MLS # A2307665



\$259,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	922 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: N/A

This beautifully updated home offers space, flexibility, and a move-in ready feel in a family friendly neighbourhood. The main floor features a large, bright living room, spacious bedroom, and a fully updated kitchen complete with ample cabinetry and a generous pantry. You'll also appreciate the convenience of laundry on both levels. Downstairs, you'll find a 2 bedroom illegal suite with a separate entrance, offering great additional living space. Whether you need room for extended family or added flexibility, this setup gives you options. The home has seen extensive updates over the years, including vinyl windows, siding, shingles, flooring throughout, cabinetry, countertops, and backsplash, making it truly turn key. Situated on a large 60' x 146' lot backing green space with no rear neighbours, the property offers privacy and room to enjoy. The fully fenced yard, spacious deck, and single detached garage round out this great package. A solid, well cared for home at an approachable price point. Take a look!