



GRASSROOTS
REALTY GROUP

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3510 57 Avenue
Lloydminster, Alberta

MLS # A2307754



\$299,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,252 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Preserved Wood
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Welcome to 3510-57 Avenue in Lloydminster. This is a fantastic starter home or investment property and sits in the desirable Steel Heights area with a short walk to Rendall Park School and offers 3 bedrooms on the main floor and 1 down plus a den and 3 bathrooms across over 1,200 sq ft. The bright main level features a roomy living room, an eat-in kitchen with an open floor plan. The primary suite provides a 2 piece ensuite and is complemented by 2 additional bedrooms that share a well-appointed bathroom. Downstairs, you'll find a finished basement with a large family room, perfect for family movie nights or a home office. Outdoors, enjoy a deck, landscaped & fully fenced yard with a storage shed. Located centrally near parks, schools & shopping this home combines comfort, convenience, and value.