



GRASSROOTS

REALTY GROUP

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2305 51 Avenue
Lloydminster, Alberta

MLS # A2312062



\$374,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Irregular Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Preserved Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: NA

Beautifully situated in a quiet pocket of College Park, this charming two-storey is the perfect starter home for first-time buyers or a growing young family. Offering a functional floor plan with room to grow, this home welcomes you with a cozy front porch and inviting living room as you step inside. The spacious kitchen comes complete with included appliances and provides plenty of room for family meals and entertaining. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom, while the fully developed basement adds even more living space with an additional bedroom and a versatile rec room. The extra-long single attached garage offers ample space for parking and additional storage, plus the convenient drive-through rear garage door provides easy access to the backyard. Outside, enjoy the large private yard with plenty of room for kids, pets, gardening, or summer gatherings, along with an included storage shed for added convenience. A fantastic opportunity to own a move-in-ready family home in a desirable neighbourhood close to parks, schools, and amenities.