GRASSROOTS REALTY GROUP

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5224 23 Street
Lloydminster, Alberta

MLS # A2317449

$389,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	**Age:**	1987 (39 yrs old)
Beds:	4	**Baths:**	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	LDR
Foundation:	Preserved Wood	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, Sump Pump(s), Vinyl Windows		

Inclusions: none

Located on the Alberta side of Lloydminster, this 1,168 sq. ft. bungalow offers plenty of space both inside and out. The main floor features a bright kitchen, dining area, living room, three bedrooms, and two bathrooms, while the basement provides a large family room, fourth bedroom, and an additional bathroom. Recent upgrades include cabinets, countertops, LVP flooring, and trim, giving the home a fresh, modern feel. Triple-pane vinyl windows add year-round comfort and efficiency. Outside, you'll find a double attached garage, extra RV parking, a deck and patio area, all situated on a spacious 70' x 118' lot. A great opportunity for buyers looking for a move-in ready family home in a convenient Alberta-side location.

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