



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5318 39 Street
Lloydminster, Alberta

MLS # A2321361



\$329,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Welcome to a home that has been exceptionally cared for for decades in one of Lloydminster's most sought-after mature neighbourhoods. Perfectly positioned across from Anniversary Park and within walking distance to Lloydminster Comprehensive High School, this 1,322 square foot bungalow offers space, functionality and the kind of location that never goes out of style. Owned by the same family since 1980, this home showcases years of pride of ownership throughout. The main floor features three bedrooms, including a primary bedroom with a 3-piece ensuite, an updated main bathroom, beautiful hardwood flooring in the living room and hallway and large windows that bring natural light into the home. The kitchen offers a practical U-shaped layout with views overlooking the backyard and presents a fantastic opportunity for future personalization. Major updates have already been completed, including updated exterior doors and windows, a furnace and hot water tank (approximately 2021), shingles (approximately 2023), and newer concrete for both the driveway and garage floor. The partially finished basement offers plenty of flexibility with existing framed spaces, a rough-in for a future bathroom, family room potential and an additional oversized room that could easily become a home gym, hobby room, workshop, craft room, games room, or simply exceptional storage space. Step outside and enjoy the generous 65' x 120' lot featuring an updated deck, apple tree, plum tree, raspberry bushes and a rainwater collection barrel for those with a green thumb. The double detached garage is lined, includes cabinetry for storage and provides ample space for projects and parking. Backing onto Points West Living with no immediate residential neighbours behind and surrounded by mature trees and established homes, this property offers a wonderful opportunity to move into a

neighbourhood many buyers wait years to call home.