



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2205 51 Avenue
Lloydminster, Alberta

MLS # A2327539



\$339,000

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained bungalow nestled in the sought-after College Park neighbourhood! Offering 4 bedrooms and 2 full bathrooms, this home is perfect for families, first-time buyers, or anyone looking for move-in-ready comfort. The bright main floor features vaulted ceilings, a spacious living room, and a functional kitchen complete with warm alder cabinetry and plenty of workspace. The primary bedroom includes a convenient his-and-hers closet, while a second bedroom and full bathroom complete the main level. Downstairs, you'll find a fully finished basement with two additional bedrooms, a beautifully updated bathroom, a large family/games room, and excellent storage throughout. A stylish barn door adds a modern touch to one of the basement bedrooms. Step outside to enjoy the fully fenced backyard featuring a large deck, storage shed, and the bonus of RV parking with a 30-amp hookup—perfect for campers, trailers, or extra toys. Additional highlights include: double concrete driveway, central air conditioning, updated hot water tank and furnace and all appliances included. Beautiful curb appeal in a family-friendly neighbourhood. This is a fantastic opportunity to own a well-cared-for home in one of Lloydminster's most desirable locations. Check out the 3D virtual tour!