



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5104 54A Street
Lloydminster, Alberta

MLS # A2331394



\$277,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Fresh, inviting, and move in ready, this beautifully updated raised bungalow offers the perfect blend of comfort, functionality, and location. Tucked away on a quiet, tree lined street just one block south of Queen Elizabeth School, it's an ideal choice for families, first time buyers, or anyone looking for a home they can simply move into and enjoy. Built in 1984 and thoughtfully updated over the years, this home welcomes you with mature trees, attractive curb appeal, and a fully fenced backyard that's ready for kids, pets, and summer barbecues. Inside, natural light fills the spacious south facing living room, highlighting the fresh paint, updated vinyl windows, and modern vinyl plank and laminate flooring throughout the main level. The kitchen offers an abundance of cabinetry and workspace, making meal preparation easy, while the convenience of main floor laundry adds to the home's everyday appeal. Two spacious bedrooms, each featuring closet organizers, are complemented by an updated four piece bathroom. The fully finished basement expands your living space with a large family room, a third bedroom, a three piece bathroom, and two versatile flex rooms that make ideal offices, hobby rooms, workout spaces, or future bedrooms with the addition of windows. With newer shingles, extensive updates throughout, and nothing left to do but unpack, this is the kind of home buyers are looking for. Comfortable, well maintained, and ready for its next chapter.