



GRASSROOTS
REALTY GROUP

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5703 35 Street
Lloydminster, Alberta

MLS # A2331833



\$399,999

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s)		

Inclusions: Hallway mirror, Hot Tub, Outdoor Water Fall, Outdoor Firepit, South West Corner Rock Wall

This meticulously maintained bungalow is packed with highlights! A classic brick and stucco wrapped exterior provides instant curb appeal and the home's backyard is the ultimate entertainer's retreat! Enjoy hosting your friends and family in a fully fenced yard that boasts an 18 ft x 15 ft sunroom with Arctic Spa hot tub and gas fireplace. Or gather on the patio, under the gazebo or on outdoor deck space surrounded by expertly manicured shrubs, perennials and grass. The patio bar and water feature complete the open-air experience. But the appeal doesn't stop there. The main floor showcases engineered hardwood flooring, tasteful decorative touches and bright, clean living spaces including the kitchen, dining room, living room, 2 bedrooms and the 4-piece bathroom. Downstairs, the fully finished lower-level features a large bedroom/den, a stylish lighted bar area with mirrored backsplash, spacious recreation/family room with gas fireplace, a full 4pc bathroom plus laundry and storage. Outside there is a 13 ft X 22 ft single garage to keep your vehicle out of the elements. A Flexstone coating was installed on the concrete driveway, the deck and on the sunroom floor. Additional value adding features include: newer furnace (2022), metal fencing, and eavestrough heaters. This beautiful property is situated in the desirable, family-friendly Steele Heights neighborhood on a quiet street. It is steps from the West Wind park and close to both the Rendell Park Elementary and Bishop Lloyd Middle schools. Call to view!