



GRASSROOTS
REALTY GROUP

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5514 48
Lloydminster, Alberta

MLS # A2332674



\$309,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	728 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad, Single Garage Detached, Workshop		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lig		

Heating:	Baseboard, Boiler, In Floor, Natural Gas
Floors:	Concrete, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features, Storage, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained and versatile home offering comfortable living spaces, a functional layout, and an incredible garage/shop setup. The main floor features two spacious bedrooms, a bright kitchen, a welcoming living room with beautiful built-in cabinetry, and a full bathroom. Downstairs, you'll find even more living space with a large family room, an additional bedroom, a 3-piece bathroom, and a convenient laundry area. Comfort and efficiency are top priorities with in-floor boiler heating throughout the main floor of the home as well as the attached garage. The home is also equipped with two sump pumps for added peace of mind. A standout feature of this property is the impressive garage, thoughtfully designed for hobbyists, home-based businesses, or anyone needing extra workspace. It includes a generous 21' x 19' shop bay, a separate 9' x 19' workshop, a 2-piece bathroom, and a dedicated office area—making it as practical as it is versatile. Outside, you'll enjoy a fully fenced backyard a great space for kids, pets, or entertaining. Located close to a park and outdoor swimming pool, this home offers the perfect blend of convenience, comfort, and functionality. Whether you're looking for extra workspace, room to grow, or a great family-friendly location, this property is one you won't want to miss!