



GRASSROOTS
REALTY GROUP

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5410 46th Street
Lloydminster, Alberta

MLS # A2334469



\$319,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully renovated 1,000 sq. ft. bungalow, where all the hard work has already been done. Offering 3 bedrooms and 1 updated bathroom, this move-in ready home is perfect for first-time buyers, downsizers, or anyone looking for a home they can simply unpack and enjoy. The bright main floor has been thoughtfully updated throughout, creating a clean, modern feel with comfortable living spaces and functional design. Major mechanical updates provide added peace of mind, including new windows, a new furnace, and a new hot water heater. The unfinished basement offers a blank slate, giving you the opportunity to create additional living space, a home gym, rec room, or extra storage to suit your needs. Step outside to enjoy the newly landscaped backyard, complete with a deck and stone patio, creating the perfect setting for relaxing or entertaining. A detached garage with convenient rear alley access adds extra functionality and parking. If you're looking for a home that's been updated from top to bottom with room to grow, this one is ready for you to move in and make it your own.