



GRASSROOTS
REALTY GROUP

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3007 52 Avenue
Lloydminster, Alberta

MLS # A2336718



\$409,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,310 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		
Inclusions:	N/A		

This lot is incredible! Offering over 12,000 square feet of your own private oasis with city conveniences. 4 level split home is a popular layout for a reason...space for everyone! The main floor offers a functional floorplan featuring hardwood flooring and a completely updated kitchen. Off the dining room you'll find a screened porch...perfect for morning coffees overlooking the impressive yard. Upstairs there are 3 bedrooms with the primary having access to the updated 5 piece bathroom. The lower level hosts a family room, additional bedroom and bathroom. The basement is open for your development ideas, think office space, play room, gym, game room, man cave, etc. This property also has a 25x22 heated garage with a handy pull thru overhead door to the backyard. Great location and all appliances included makes this home move-in ready!