



GRASSROOTS
REALTY GROUP

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5613 47 Street
Lloydminster, Alberta

MLS # A2337842



\$349,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Sump Pump(s), Wet Bar		

Inclusions: None

Beautifully updated bungalow in a mature, family-friendly neighbourhood filled with beautiful trees and just steps from the park and outdoor pool! This well-maintained, move-in-ready home features 3 bedrooms, 2 bathrooms and a detached garage. The main floor offers a beautifully updated kitchen with quartz countertops, tile backsplash, plus a new fridge, hood fan and dishwasher. Two spacious bedrooms and an updated 4-piece bathroom complete the main level. The attractive basement is ideal for entertaining with a spacious family room and convenient wet bar, along with a third bedroom, 3-piece bathroom and a generous 10' x 9' mechanical/laundry room. Additional updates include a new washer and dryer, new basement flooring, central A/C installed in 2023, and a furnace and hot water tank replaced in 2023/24. Situated on a corner lot with back-alley access and ample room to park a trailer, this property offers the space, convenience and welcoming neighbourhood families will appreciate!