



GRASSROOTS
REALTY GROUP

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5510 45 Street
Lloydminster, Alberta

MLS # A2345329



\$344,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		
Inclusions:	N/A		

Welcome to this beautifully renovated family home in a prime Lloydminster location, close to schools, shopping, and everyday amenities. Offering 4 bedrooms and 3 bathrooms, this move-in-ready property has been extensively updated from top to bottom. The main floor features a spacious living room, bright kitchen and dining area, two bedrooms, and 1.5 bathrooms. Recent renovations include new vinyl plank flooring throughout the entire home, fresh paint including ceilings, completely updated bathrooms, new fixtures, light fixtures, trim, appliances, and more. Downstairs, you'll find a large family room that's perfect for movie nights and watching TV without window glare, along with two additional bedrooms and a modern 3-piece bathroom. New basement windows provide added comfort and efficiency. Outside, enjoy a large private backyard complete with a ground-level deck, ideal for relaxing or entertaining. The 16' x 20' heated garage offers plenty of space for parking, storage, or a workshop. The exterior has also received a complete refresh, including new shingles, giving this home excellent curb appeal. With modern updates, ample living space, and a convenient location, this home is ready for its next owners to simply move in and enjoy. "An unexpected second opportunity to own this beautifully renovated Lloydminster bungalow"