



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5301 46 Street
Lloydminster, Alberta

MLS # A2352759

\$379,950

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,490 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	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 well-maintained and thoughtfully updated 1,490 sq. ft. bungalow, located in a mature, established neighbourhood. Built in 1965, this home has been lovingly cared for over the years, offering a wonderful combination of character, space, and modern updates. The main floor features a spacious living room with a beautiful stone-surround gas fireplace, creating a warm and inviting gathering space. The generously sized kitchen offers plenty of cabinetry and workspace, complete with a built-in oven, gas cooktop, and adjoining dining area. Down the hall, you'll find three bedrooms, including a primary bedroom with its own 4-piece ensuite, along with an additional 4-piece main bathroom. The fully developed basement provides even more room for the family, featuring a large recreation room, dedicated office, two additional bedrooms, a 4-piece bathroom, and a separate laundry and utility area. Outside, the mature yard offers an established outdoor setting, while the double detached heated garage provides convenient parking, storage, and workspace. With five bedrooms, three full bathrooms, and plenty of room to spread out, this well-cared-for bungalow offers the space and functionality today's families are looking for in an established neighbourhood.