

**2910 54 Avenue**  
**Lloydminster, Alberta**

**MLS # A2209871**



**\$339,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, See Remarks		

**Inclusions:** n/a

Discover this stunning and immaculate home nestled in the charming neighborhood of Steele Heights, Lloydminster. Offering three spacious bedrooms upstairs and one in the finished basement, alongside two bathrooms, this home is perfect for families seeking comfort and style. The recent updates include modern vinyl plank flooring and refreshed kitchen cabinets, enhancing the home's contemporary appeal. Step outside to find an expansive, beautifully maintained yard, providing ample space for outdoor activities. The oversized double detached garage offers plenty of room for vehicles and storage needs. Among the recent upgrades are some windows and a new hot water tank, ensuring efficiency and peace of mind. Situated in a fully-fenced lot, this home is ideally located close to top-rated schools and serene parks, making it a wonderful setting for families to thrive. Experience the perfect blend of modern updates and a welcoming community in this exceptional Lloydminster home. 3D Virtual Tour Available!