

**3304 54 Avenue**  
**Lloydminster, Alberta**
**MLS # A2276986**

**\$299,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** 2nd Stove and 2nd Fridge in basement

Located in the quiet and family-friendly Steele Heights neighborhood, this well-maintained 1,040 sq. ft. single-family home offers versatility, value, and recent updates—just minutes from schools, shopping, and everyday amenities. The main level features three spacious bedrooms, a bright living room, and a functional kitchen complete with a large island, perfect for family meals or entertaining. The lower level includes a living room, full kitchen, bedroom, and bathroom, with shared laundry conveniently located at the bottom of the stairs. A bit of finishing work remains, allowing the new owner to add their own touch and increase value. Outside, enjoy a large, fully fenced backyard—ideal for kids, pets, or outdoor entertaining—complete with a storage shed and a 14' x 25' detached garage. Recent updates provide peace of mind, including new shingles and siding on both the home and garage, along with driveway repairs and basement wall repairs (interior and exterior) completed just a few years ago. All appliances included. This property is a fantastic opportunity for first-time home buyers, investors, or anyone looking for a home with rental potential in a desirable neighborhood.