DONNAWILSON
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2809 52 Avenue
Lloydminster, Alberta

MLS # A2358254



$299,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,396 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	5	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Concrete, Laminate, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Build equity with your own improvements! Come and view this spacious, Steele Heights home compete with appliances. The U shaped kitchen comes with a newer appliances package and over looks the back yard, perfect to keep an eye on the kids as you cook and they play! Cozy up to the wood burning fire place in the large living room, where the family gathers. The main floor features a nice ensuite in the primary bedroom for convivence and privacy. Downstairs features extra space for entertaining with a large family room with a wet bar. Extra guests can stay over in one of the two basement bedrooms. Downstairs includes a laundry and utility area with plenty of storage. Keep your vehicles out of the elements with the double car garage. There are two storage sheds with one containing a drilled well that is shared water with seven other families. This is a nice mature area within walking distance to Messum Park, schools and shopping. Make your move!

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