

5522 38 Street
Lloydminster, Alberta

MLS # A2210109



\$314,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming bungalow, nestled on a spacious corner lot with a partially fenced yard and a two-car garage with a concrete driveway. Offering a perfect blend of modern style and classic charm, this home boasts a bright, open-ish layout featuring a striking beamed ceiling and a sunken living room that's flooded with natural light from the large, south facing windows. The main floor has been completely renovated, showcasing brand-new paint, trim, interior doors, flooring, electrical, light fixtures & switches, kitchen cabinets, countertops, sink, faucet & appliances, bathrooms & fixtures – all designed to provide a clean, contemporary feel. Other recent updates include a new furnace (2018), new shingles on both the house & garage, and a new water heater (2021), making this home move-in ready. Located in a friendly, family-oriented neighborhood, you're just minutes from schools, daycare, and convenient amenities. The basement is partially finished with a spacious storage room and offers plenty of potential to expand your living space. Don't miss out on the opportunity to make this beautiful home yours!