

# \$249,900 - 3507 51 Avenue, Lloydminster

MLS® #A2198040

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,178 sqft  
Residential on 0.24 Acres

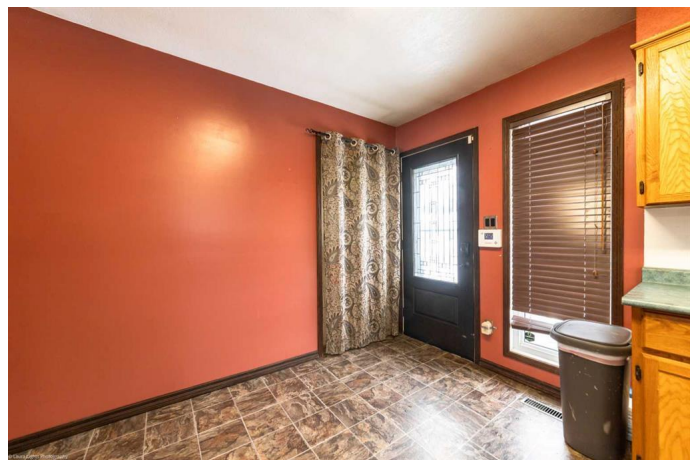
Steele Heights, Lloydminster, Alberta

This property offers over 2,000 square feet of living space and is situated on a lot measuring over 10,000 square feet! This home has seen updates over the years including windows/doors, central air conditioning, Updated furnace, new stove, dishwasher and electrical panel. The main floor is a functional layout with a large kitchen offering ample counter top space and storage flowing into the dining room and sunken living room with a large window overlooking the backyard. Through a patio door you'll find an enclosed deck with bbq gas line and included hot tub. Down the hall you'll find a full bathroom with a convenient laundry shoot and 2 bedrooms with the master being a very generous size and has 3 closets. The basement is complete with a family room, bedroom and a large laundry/utility/storage room. The back fence has a large gate that can be used for RV parking. With a lot this size and back ally access, the options are endless for developing a large garage if desired. Conveniently located within walking distance to the co-op grocery store and many other amenities. This home can accommodate a quick possession and includes all appliances.

Built in 1960

## Essential Information

MLS® #	A2198040
Price	\$249,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,178
Acres	0.24
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3507 51 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1C9

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 53

Zoning R4

### **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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