

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

MLS® #A2198040

**\$249,900**

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

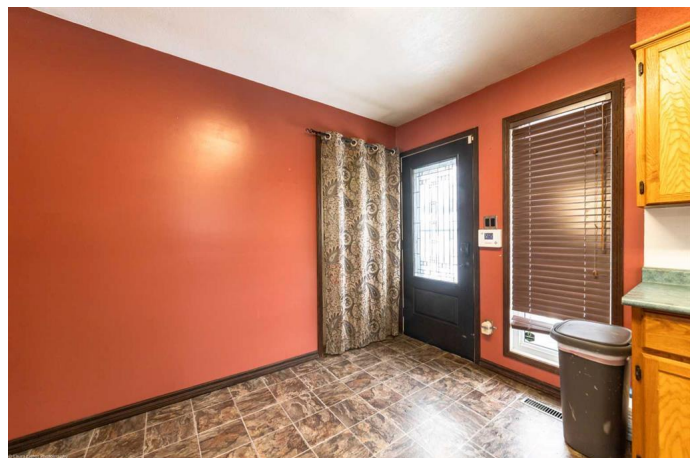
Steele Heights, Lloydminster, Alberta

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 12

Zoning R4

### **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.