

3914 52 Avenue
Lloydminster, Alberta

MLS # A2239633



\$329,999

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Picture yourself pulling into the driveway of this warm, inviting bungalow, ideally located just moments from schools, shopping, and everything your family needs. Step inside, and you’re immediately greeted by the charm of a bright living room, where a gas fireplace and built-in shelving create the perfect spot to unwind and display your favorite memories. The heart of the home—the kitchen—has been thoughtfully upgraded with slide-out cabinetry, stainless steel appliances, and plenty of prep space for weekday dinners or weekend baking sprees. Just down the hall, you’ll find three spacious bedrooms on the main floor, each offering comfort and versatility. All three bathrooms have been beautifully updated, featuring modern finishes and quartz sinks that bring a touch of everyday luxury. Head downstairs to discover a massive family room—ideal for movie nights, game days, or just stretching out—and two more bedrooms, perfect for guests, teens, or a home office setup. Step outside and you’ll see how this home truly shines. A large deck overlooks a gorgeous private backyard framed by mature trees. The oversized garage, complete with a rear overhead door, gives you flexibility for vehicles, hobbies, or workspace. With a mix of smart upgrades—newer furnace, updated lighting, and more—this home is move-in ready and waiting for the right family to make it their own. Check out the 3D virtual Tour!