



GRASSROOTS
REALTY GROUP

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4006 59 Avenue Close
Lloydminster, Alberta

MLS # A2217142



\$449,900

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,658 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

One of the quietest locations you will find- tucked inside a cul-de-sac in an area off busy streets with only localized traffic. The home is refreshed and immaculate and feels like it's hardly been lived in. The main floor has been recently updated with new vinyl plank flooring and appliances. All the space you will need with 1658 square feet above grade with a finished basement- you will love that your main floor living area overlooks your backyard space- perfect for watching your kids.. the new deck is a bonus- low to the ground and large enough to entertain your family and friends. There is a total of 3+1 bedrooms and 4 bathrooms in this home- all the space you will want! This home is move in ready and quick possession can be accommodated- no work to do here!!! Just bring your furniture.