



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1814 61 Avenue
Lloydminster, Alberta

MLS # A2219495



\$499,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,309 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular L		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

This Lakeside bi-level is the perfect family home! And what makes this home perfect? How about a desirable neighbourhood, parks (including Bud Miller Park) within walking distance, a great floor plan with 3 bedrooms on the main and a partially covered composite deck to enjoy the summer is certainly a start! This 5 bedroom, 3 bathroom home also features central A/C, heated garage, central vac, dedicated basement laundry room, and a natural gas line for a BBQ! As you approach this property a covered front composite deck and plenty of stonework will grab your attention while tile floors and wrought iron railings will greet you at the front door. The kitchen features a large island and is accented with beautiful cabinetry, granite counter tops and back splash. Hardwood floors weave their way through the living room, hallway and upstairs bedrooms. Downstairs features a huge family room, 2 bedrooms, and a 4-piece bathroom. A network of trails is right outside your back gate and you can make your way through the neighborhood all the way to Bud Miller Park!