



GRASSROOTS
REALTY GROUP

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

51, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2220955



\$599,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,485 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Wood

Features: Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 180

LLD: -

Zoning: DC1

Utilities: -

Inclusions: N/A

Welcome to Lakeshore Estates—Lloydminster's prestigious gated community. This executive bungalow is tucked into one of the most sought-after locations, just steps to Bud Miller Park, walking trails, and schools. As you enter the home you are immersed in a light fresh open concept design. The main floor is open and functional with two bedrooms up, including a spacious master retreat with a walk-in closet and ensuite. The kitchen has lots of space to cook and connect, with an eat-up island, pantry for added space.. The main living creates open concept living. The upper mudroom flows to the triple attached heated garage for added convenience. The backyard has no rear neighbours and soaks in the sun with its South-facing exposure. The fully finished basement features three large bedrooms, tall 9-foot ceilings, a four-piece bathroom, tons of storage. The basement main living room is bright and spacious and contains a rough-in for a gas fireplace if you choose to add one. The home also includes central vac, a newer water tank, a chlorine filtration system, and beautiful travertine flooring. This is a turn-key opportunity to own a high-end home in one of Lloydminster's most exclusive neighborhoods.