



GRASSROOTS
REALTY GROUP

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

5235 13 Street
Lloydminster, Alberta

MLS # A2221596



\$499,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,343 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Concrete, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Natural Gas BBQ Hookup

The moment you walk through the front door of this home you will agree that its condition and extreme livability meets and exceeds all your expectations in a home in this price range. This modified bi-level measures 1343 square feet above grade and is located on a pie shaped lot on a non-busy street. Attention to detail is one of the predominant feelings you will have when you inspect the well-manicured lawn, composite two-tiered deck, shrub beds trimmed with quick curb to allow mowing a breeze... but that's not all. Inside you are greeted with large living space on the main floor with open concept from your kitchen to the living room- making living and entertaining a breeze. Neutral and modern wall colors show the space off perfectly, as do the newer kitchen counter tops and granite sink. The garage is 22' wide and 24' deep and has built-in cupboards for storage/heater/floor drain. The basement is fully developed and also shows very well- this one won't last long!! Extra features: concrete RV parking pad, central air conditioning, no direct backyard neighbours and more...