



GRASSROOTS
REALTY GROUP

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

6001B 21 Street
Lloydminster, Alberta

MLS # A2222265



\$449,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,284 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to this modern and refreshed bi-level in the sought-after Lakeside Estates—just steps from Bud Miller Park and scenic walking trails. This home has been updated with bright, airy tones that complement the open-concept floor plan. The main level features a flowing layout, highlighted by crisp white cabinetry and a large eat-up island, perfect for entertaining. The living room is abundant and bright accented with newer lighting throughout. Upstairs, you'll find three bedrooms, the master contains a walk-in closet and ensuite. While the fully developed basement offers a spacious family room, two additional bedrooms, and a full bathroom with additional storage. Enjoy the backyard with a brand-new deck immerse yourself in the south west sun, plus the convenience of RV parking and central A/C. A beautiful blend of style, space, and location. This well curated home awaits you!