



GRASSROOTS
REALTY GROUP

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4006 66 Avenue
Lloydminster, Alberta

MLS # A2226801



\$419,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Insulated, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	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:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

This 1,200 square foot Parkview bungalow offers 5 bedrooms, 3 bathrooms and lots of updates including: Shingles (2022), Water heater (2021), flooring, light fixtures, fresh paint and appliances. Walking up to the home you'll find the sweetest East facing covered front porch, perfect for enjoying your morning coffee. Upon entering you'll know this home has been well maintained and looked after. Great family focused floor plan with 3 bedrooms on the main floor and a living room, kitchen and dining room that flow perfectly. The kitchen has a corner pantry, island and lots of cabinetry and storage options. Off the kitchen is a door leading to the stunning backyard that is fully fenced, glass railings, lower composite deck, wiring for a future hot tub, and even a pear tree! The basement is complete with a large family room, 2 more large bedrooms, an additional bathroom and lots of storage. This home also offers central air conditioning, central vac, double attached garage and RV parking. Walking distance to schools, shopping and restaurants, this home is a must-see!