



GRASSROOTS
REALTY GROUP

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5512 14 Street
Lloydminster, Alberta

MLS # A2236863



\$479,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions:	Natural Gas BBQ Hookup,
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QUICK POSSESSION CAN BE ACCOMODATED -Just move in and enjoy this newer home with upgrades that you will love!! This 1108 square foot 3 bedroom 2 bathroom home built in 2024 is just what you are looking for in a upgraded floor plan. The list of upgrades to this home is long- you will appreciate all the custom features and extras: Custom kitchen cabinets which extend the full height of the 9 foot ceilings on the main floor, granite counter tops throughout, large island in kitchen with room for 5 to sit, under cabinet lighting, extra corner cabinet and built in area for a wine fridge, upgraded flooring (no carpets in home), upgraded appliances with gas stove, wide baseboard and trim package, huge amounts of natural light with abundant south facing windows, custom closet organization in master closet, upgraded barn door entrance to master bathroom and closet area, custom black shower accents/tap accents in master bathroom, granite kitchen sink, rear covered deck area with lots of room.....covered so you can enjoy this space in rain or shine.... Deck heater and privacy/wind screens compliment this perfect outdoor space. This home is one of the kind in a newer home and wont last long!!