



GRASSROOTS
REALTY GROUP

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15, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2238358



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,292 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Situated in the pristine gated community of Lakeshore Estates, enjoy the convenience of the walking paths out your back door that lead you to the lake and bud miller enjoy the all seasons park. Enjoy skating on the pond and ample walking paths. This solid well built bungalow home boasts four bedrooms and three bathrooms, a large kitchen with an eat up island, ample cabinet and counter space. Open concept living at its finest the kitchen flows into the dining and living space. There are two bedrooms and two bathrooms and mainfloor laundry. The basement has 9 ft ceilings, ample storage with an immense storage room, functional rec space and two huge bedrooms. This home is tucked away in a cul de sac and backs on the walking path, it features a newer deck and fenced yard. The oversized finished double attached garage complete this custom home.