



GRASSROOTS
REALTY GROUP

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

4028 60 Avenue
Lloydminster, Alberta

MLS # A2244522



\$369,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

PUBLIC OPEN HOUSE Sunday August 17th from 1:00-2:30. Step into this beautifully maintained bi-level home with 5 bedrooms and 3 bathrooms. Only a short walk to the nearest park and to Lloydminster Comprehensive High School, this home could be the perfect fit for your family! The kitchen is equipped with a new stove and dishwasher. The primary bedroom features a private 3-piece ensuite and walk-in closet. Downstairs, the fully finished lower level provides even more living space, ideal for a growing family. The washer and dryer have also been updated. Along with plenty of storage space in the home, the double attached garage offers additional storage and ample parking. Enjoy peace and privacy in the backyard with no rear neighbours - an amazing bonus to this beautiful property! Call to view!