



GRASSROOTS
REALTY GROUP

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1707 56 Avenue
Lloydminster, Alberta

MLS # A2246375



\$529,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Lawn		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, See Remarks

Exterior: Brick, Veneer, Wood Frame

Foundation: Wood

Features: Double Vanity

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Located in College Park this beautiful 2 storey home features a walking path from the back yard to the elementary school, double 25x25 heated garage with a drain and hot cold taps, and fenced yard. Inside you will find an open concept on the main floor with a spacious living room and kitchen with granite counters all appliances are included with main floor laundry, A/C, Central vac, a large corner pantry and an island with a sink. Upstairs you will find a bonus living room with a cozy gas fireplace, and hardwood floors. The master bedroom has a corner jetted tub with a shower and double granite sinks, with 2 more bedrooms and a full bathroom. The fully finished basement has 2 bedrooms, living room, and a bathroom. Walking distance to College Park Elementary School Quick possession