



GRASSROOTS
REALTY GROUP

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**1808 63 Avenue
Lloydminster, Alberta**

MLS # A2250942



\$529,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,339 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Natural Gas BBQ Hookup, Air Exchanger

Do not walk past this home without considering the exceptional value it represents in the marketplace.. Compare this home to the marketplace and you will see how this exceptional property compares easily to any new construction in the market and the extra value you will get the moment you walk through the door and falling love with it! This home has 2+2 bedrooms and 2+1 bathrooms. Huge living space was achieved on the main floor with elimination of the third bedroom on the main floor - perfect empty nester home or home with teenagers as this floor plan puts the square footage where you really want it, on the main level. Add to this the extra benefits of this barely lived in home (looks and feels new) such as: 18 foot vaulted ceilings in the living room providing huge space and size, open concept floor plan, window glazing that floods the main floor with natural light, Custom kitchen with Quartz counter tops and large island, dream ensuite bathroom with soaker tub, upgraded glass railings, central air conditioning, pine baseboard/casing, lighted mirror in ensuite, underground sprinklers, oversized heated garage with extra deep storage/workspace on the south side, extremely quiet location, green space buffer in the backyard that will separate and provide greater privacy from future residential developments. You do not want to miss this home and all it has to offer!!