



GRASSROOTS
REALTY GROUP

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

5104 21 StreetClose
Lloydminster, Alberta

MLS # A2251703



\$479,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,472 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Garden, Irregular Lot, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Underground sprinklers in the front and back yard, electricity at the firepit, fenced garden area.

"Picture yourself and your family in this spacious Family Home for Christmas!!" This lovely Modified Bi-Level is perfect for the growing family and open concept for larger family gatherings! Located in a quiet culdesac near lots of amenities and Servus Sports Centre. This family friendly home has 1472 sf above grade and the lower level is finished too. The Upper Primary bedroom (new carpet) is 404 sf with a large walk in closet and lots of space for furnishings. The front entrance is bright and vaulted. The flooring is tile and adjacent to the front door is the garage entrance. The large living room and family - sized dining room are open and spacious. The kitchen has a roomy corner pantry and lots of cupboards and storage. The island has room for a few chairs too. The Kitchen is open to the Dining Room and both face the backyard (Perfect for keeping an eye on the kids!) There is a garden door access from the dining room to the 16' x 10' deck. Main floor also has a 4 piece bath and 2 additional bedrooms. The lower level is finished with a huge Rec Room, bathroom, bedroom, laundry and utility room. There is a corner room perfect for a craft room. The front load washer and dryer stay but the pedestals are not included. The storage underneath the stairs wraps around. The large double garage has a door to the outside large gravelled area. currently fits a boat and 5th wheel trailer -tandem. The front concrete driveway is extra wide and could fit 3-4 vehicles..... also Last but certainly not least - WOW!!! - the size of this lot - just under 1/4 of an acre. Beautiful oversized pie-shaped and fully landscaped lot. (fully fenced too!) The garden area is fenced and ready for the gardener(s) in the family. The sheltered fire pit is gravelled and is ready for outdoor family time, year round, and it even has electrical outlets and USB plug ins. The shed stays. The dog run area is sheltered with

a long row of trees. If you have been looking for a family home with a huge lot you won't be looking any further! Move in for Christmas!!!