



GRASSROOTS
REALTY GROUP

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**5307 26 StreetClose
Lloydminster, Alberta**

MLS # A2255326



\$384,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,129 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Completely refreshed and move in ready.. No deferred maintenance here- just move right in and enjoy everything this home has to offer. The list of improvements and upgrades done to this home is super long, reading like a book, and the first impressions when you walk to the front of this home and through the front door is WOW!! Updates and improvements include: newer soffit- fascia- eavestrough- hardy board siding- shingles-overhead garage door-exterior doors-refinished driveway and refinished rear patio....the work that has been done has been well thought out and has created a home possessing extreme street appeal. Add to this the refinished interior with some recent repainting, refreshed bathroom spaces, custom shutters in two second level bedrooms, some new lighting, there is nothing that you need to do- just move in. But that's not all, this home is located in one of the nicest cul de sac locations- tucked inside away from main street traffic. The lot is irregular shaped and is framed with mature landscaping which makes backyard privacy ideal. There is the possibility of 3+1 bedrooms.. currently one bedroom is converted to a laundry room, however, there *is laundry hook ups in the 4th level to easily convert this room back to a child's bedroom. You will love this home just like we do- it wont last long so make the time to come and view it!!