



GRASSROOTS
REALTY GROUP

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7206 29 Street
Lloydminster, Alberta

MLS # A2257119



\$449,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gazebo, Interior Lot, Landscaped, Lawn, Level, No Neighbours B		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar		
Inclusions:	NA		

DREAMY LOCATION!! Lake view of the park across the street. This beautifully kept 2013 bi-level has all the bells and gets the whistles too! A grand entry to tall ceilings and airy bright open concept design sets you up for entertaining. This cared for home exudes warmth with many modern upgrades, many completed in the last 4 years. From fresh flooring and paint, to new kitchen appliances, and lighting, and a Culligan water filter system in your kitchen, Air Exchange upgrade for always having the cleanest air and no moisture. With 2 bedrooms up and 2 down, all nicely sized, 3 FULL baths, all with large soaker tubs. Sebo Central Vac installed 3 yrs ago. The basement has a built in lighted entertainments centre including it's components. There are hidden speakers and surround sound. A wet bar with 2 convenient bar fridges, also newly updated. The back yard is a true oasis with a 2 tier deck, new concrete patio, nat gas bbq, screened gazebo and a newer Arctic Spa Hot Tub. Fully fenced, this yard has storage under the deck, a 3 yr old shed as well as a smaller shed. RV parking flanks the house. The entire yard front and back has underground sprinklers, including the pretty raised garden. Attached heated garage with built in storage. 7206 29 St is a destination stunning views and gorgeous walking trails leading to Bud Miller Park. Seller / Owner is a licensed realtor in SK and AB