



5303 23 Street
Lloydminster, Alberta

MLS # A2257964



\$434,900

Division: College Park

Type: Residential/House

Style: 4 Level Split

Size: 1,813 sq.ft. **Age:** 1987 (39 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Heated Garage, Insulated

Lot Size: 0.12 Acre

Lot Feat: Irregular Lot, Lawn, Treed

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, Open Floorplan, See Remarks

Inclusions: N/A

This is the one you have been waiting for. A home so well cared for and offering so much above grade square footage that you will agree- this is your new home! This 1813 square foot home is ready for immediate occupancy- with 3+1 bedrooms it offers all the room a growing family needs. The open concept living area easily conforms to all aspects of life and social setting.. you will love this home!! Improvements over the years include newer siding, windows, fascia, soffit, eavestrough, street side overhead garage door. Inside you will find a cooks kitchen, with lots of raised panel solid wood door kitchen cabinets, newer counter top, newer granite sink, newer lighting throughout the main floor, newer furnace plus so much more. this home features easy laundry just off the main floor in a 2 piece bathroom, private backyard, drive through garage doors to the backyard, gas fireplace in the 3rd level family room facing the back yard, HUGE shed for storage- this home is a pleasure to view and we know you will love it as much as we do.