



**GRASSROOTS**  
REALTY GROUP

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5303 23 Street  
Lloydminster, Alberta

MLS # A2257964



**\$434,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**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 please to view and we know you will love it as much as we do.