



**GRASSROOTS**  
REALTY GROUP

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2004 61 Avenue  
Lloydminster, Alberta

MLS # A2258602



**\$659,999**

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,498 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, I		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome Home! This is a custom built, one owner home, upgraded and open concept with all the extras! Fantastic neighbourhood, great street presence, backing green space and fully finished top to bottom &ndash; truly, there is even flooring in the laundry and under stair storage area. You are welcomed to a fully fenced and landscaped pie shaped lot with underground sprinklers, composite decking, natural gas line to deck, stamped concrete patio, 6x10 storage shed and access to green space. Moving inside, the front entryway is absolutely massive providing for tons of room to welcome guests and to drop coats, boots or back packs. Tasteful paint colors have been used throughout this home, the entry features wainscoting and the majority of the rest of the home has just been freshly painted. Tile and hardwood flooring upstairs, nine foot ceilings, granite countertops and upgraded cabinetry in the kitchen and bathrooms. The open concept living, dining and kitchen provide easy flow and opportunity for many furniture arrangements. The living room is a comfortable hang out space and features an electric fireplace and it is easy to stay connected to family while working in the kitchen. Eat up island, pantry and unique kitchen layout offers convenient multiple work spaces, there is an included stainless steel appliance package and direct rear yard access for easy BBQs. An additional thing to covet about this home is the generous bedroom sizes, each with substantial closets with included organizers. The primary bedroom has a walk in closet and an ensuite with a separate tub and shower combination. Downstairs the expansive family room and bedrooms have cushy, warm carpet to enjoy family time and giving you all the space you need for everyone to have private spaces. This air conditioned home is lovingly maintained, super clean and seeking new owners &ndash;

don't miss your chance to own your dream home in Lakeside. Make your move!