



**GRASSROOTS**  
REALTY GROUP

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1802 59 B AvenueClose  
Lloydminster, Alberta

MLS # A2259175



**\$579,900**

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,578 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

At just under 1600 sq. ft. this modified bi-level offers a lot of extras and offers that extra space that many families need. This home is purely move in ready and has had a lot of attention to details. A bright spacious tiled foyer greets you upon entry offering space for guests coming and going, the angled staircase with decorative wainscotting makes you immediately feel at home. You'll enjoy the large island, granite counter tops, back splash, corner pantry, stainless steel appliance package with gas cooktop and high ceilings. The natural light flows. Imagine the coziness you'll feel from the stunning electric fireplace with decorative floor to ceiling stone and the dining area is perfect for those who enjoy entertaining. A full bathroom and two bedrooms complete the main floor. Onto the spacious deck, you'll appreciate knowing it's maintenance free, and sit and relax on the lower patio. The upper master retreat offers a spacious bedroom, 3 pce ensuite, and large walk in closet. The fully finished basement is perfect for every family, with huge family room, two very large bedrooms, a full bathroom, more granite. a stunning laundry area within the utility room. The heated garage and double concrete drive finish of this corner lot into a culdesac. This home is air conditioned and has a water softener. Don't miss this chance to own in Lakeside.