



GRASSROOTS
REALTY GROUP

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5413 47 Street
Lloydminster, Alberta

MLS # A2259648



\$299,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Se		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

Discover this beautifully renovated 4-bed 2-bath home located on a quiet street in Lloydminster. Walking distance to schools, playgrounds, shopping, the outdoor pool and more. This home is designed for modern living featuring gorgeous vinyl plank flooring, plush carpets, new trim, hardware, fixtures, lighting, windows and much more. Upon entering the home, you are greeted to an open living area with sight-lines to the kitchen, a dedicated dining area with storage/pantry. The kitchen boasts a large built in island with ample storage, tile backsplash and brand-new stainless steel appliances . The main floor also hosts three bedrooms and updated 4pc bath. The fully finished basement offers a spacious family room with built in storage/counter space, perfect for a dry bar or office desk space. The lower level of the home is complete with large fourth bedroom, updated 3pc bath and dedicated laundry room with brand-new washer/dryer. Out back there is a detached 16.5' x 24.5' garage that has once again been fully updated including new siding, garage door and opener as well as a covered car port, perfect for all your parking and storage needs. This property fresh, clean and ready for its new owners to move in and enjoy. Book your showing today before its gone!