



GRASSROOTS
REALTY GROUP

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4326 32 Street
Lloydminster, Saskatchewan

MLS # A2260227



\$459,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,101 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Family room with TV Mounts with TV , Gazebo with tables and chairs

A move-in ready Bi-level home that can accommodate your growing family with 5 bedrooms 3 bathrooms one is the master bedroom ensuite, double heated and insulated garage plus Central air. It is located on a corner lot on Saskatchewan side of Lloydminster. The main floor features the Living room with big windows, dining room, kitchen with stainless steel appliances, all included and the stove is brand new, the master bedroom with a walk-in closet and 3-piece ensuite, good size bedroom, and a 4-piece bathroom. In the fully finished basement, you have a very spacious family room, 3 large bedrooms, 4 -piece large bathroom, the furnace and laundry room with washer and dryer, your under stairs storage where you can store your seasonal stuff. In the well-maintained backyard, you have the covered deck, the gazebo with tables and chairs (included) where you can relax and unwind and entertain family and friends. Also, you can access the backyard from the garage back door. It is nicely located with nearby schools and parks, minutes' drive to the Lloydminster Hospital, the Cenovus Hub, the Gold Horse casino and all other amenities. All the remaining furniture in the home is negotiable with a fair price.