



GRASSROOTS
REALTY GROUP

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4326 32 Street
Lloydminster, Saskatchewan

MLS # A2260227



\$449,500

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Aurora | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,101 sq.ft. | Age: | 2011 (15 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 | | |

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

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|-------------------|----|
| 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.