



GRASSROOTS
REALTY GROUP

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1312 55 Avenue
Lloydminster, Alberta

MLS # A2262745



\$319,500

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	941 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

First time homebuyers dream home located in College Park near the Servus Sport Centre. This Bi-level home is ready for the next owner with 3 bedrooms and 2 full bathrooms. The open concept main floor features the living room, kitchen/dining room, master bedroom, 4-piece bathroom, and another bedroom. The fully finished basement features a large family room, a good-sized bedroom with walk-in closet, 4-piece bathroom, a den but it can easily turn into a 4th bedroom, and the laundry and furnace room. Stepping outside the backyard with an access door from the kitchen you have your 2-tier deck, nice backyard, and a fully fenced yard. It is nicely located with parks and school nearby, grocery stores, coffee shops, and easy access to and from both highway 16 and 17. Seller can accommodate quick possession if needed.