



**GRASSROOTS**  
REALTY GROUP

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22, 4201 56 Avenue  
Lloydminster, Alberta

MLS # A2263819



**\$299,950**

Division:	Southridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,030 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Horizon Village, a desirable adult-living community offering comfort and convenience. This bungalow features 1,030 square feet of thoughtfully designed space with everything you need on one level. The bright and spacious living room flows into the dining area and functional kitchen, perfect for everyday living and entertaining. The main floor includes two bedrooms, a main bathroom, main floor laundry, and a primary suite with a 4-piece ensuite. The fully finished basement provides additional living space with a large family room, an extra bedroom, and a 2-piece bathroom. Enjoy the convenience of a double attached garage and a maintenance-free lifestyle with no yard work or snow removal required. Horizon Village offers a welcoming, community-focused atmosphere and a wonderful place to call home.