



GRASSROOTS
REALTY GROUP

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6014 18 Street
Lloydminster, Alberta

MLS # A2265260



\$437,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,306 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Modified bi-level in the sought after area of Lakeside. 1306 sq. ft. open concept, vaulted ceilings, kitchen with quartz countertops, large island, stainless steel appliances and corner pantry. Rear deck leading to fenced a fully fenced back yard and property backs along a laneway. Finished up and down 3 bedrooms above and 2 in basement. The master ensuite is a double shower and notice the large walk-in closet. Double attached heated garage and double concrete drive. The basement is vinyl flooring throughout. This home is ready for immediate occupancy.