



GRASSROOTS
REALTY GROUP

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7109 36 Street
Lloydminster, Alberta

MLS # A2265404



\$569,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,367 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Natural Gas BBQ Hookup

This home shows as nicely as a brand-new home- exceptionally maintained throughout and super- clean!! The location is perfect, tucked inside a quiet crescent location- off the busy streets- a perfect place to call home. But that is not all, because this home backs on to green space which you will appreciate as you spend free time relaxing on your covered deck, this home is perfect for anyone looking for a more private location to call home. Inside this home, you will love the space and the features specific to its design. Looking for someone to help pay some of the costs of ownership, then look no further! This home is designed to have a suite in the basement but can also be used as a single- family dwelling with lockable stairs from within the home as well as separate stairs to the basement from the outside of the home. There is both main floor laundry, as well as laundry set up in the basement- there is a kitchen with full appliance package on the main floor and a kitchen with full appliance package in the basement- probably the nicest and most thought out basement (mother in law suite) idea I have seen in a long time. This home is upgraded and has notable upgraded features such as upgraded cabinets, quartz counter tops, upgraded flooring (no carpet in home), large main floor kitchen island, gas fireplace with stone accent, 9' ceilings in basement, large garage which easily fits 2 vehicles- is a one of a kind home that will surely impress you the moment you see it!!