



GRASSROOTS
REALTY GROUP

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6315 41 Street
Lloydminster, Alberta

MLS # A2265854



\$429,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,249 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Irregular Lot, Landscaped, Lawn,		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

WELCOME HOME TO THIS STUNNING 1249SQ' BILEVEL, PERFECTLY SITUATED IN PARKVIEW! THIS BEAUTIFULLY RENOVATED HOME BOASTS A FRESH NEW LOOK, BOTH INSIDE AND OUT. RECENT UPGRADES INCLUDE: FRESH PAINT THROUGHOUT, NEW TRIM AND BASEBOARDS FOR SLEEK FINISH, BEAUTIFUL NEW FLOORING IN ALL THE RIGHT PLACES, MODERN APPLIANCES TO MAKE COOKING AND ENTERTAINING A BREEZE, CENTRAL AIR CONDITIONING, HEATED GARAGE, AND NEW SHINGLES FOR A WORRY-FREE ROOF OVER YOUR HEAD. THIS HOME IS MOVE-IN READY AND WAITING FOR THE RIGHT OWNER TO MAKE IT THEIR OWN!