



GRASSROOTS
REALTY GROUP

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4617 19 Street
Lloydminster, Saskatchewan

MLS # A2269129



\$427,000

Division:	Wallacefield		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,433 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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This attractive 5-bed, 3-bath family property is ready to welcome you home! When you walk through the front door you will be greeted with a spacious entry that features high ceilings, a large coat closet and convenient access to the double attached 22 ft wide x 24 ft long garage. The main level boasts an open floor plan, vaulted ceilings and South facing windows making it a great space for entertaining. The kitchen has stainless appliances, a corner pantry and an island with seating. The adjacent dining area has garden door access to the back deck and yard. The living room is cozy and inviting with large windows and gas fireplace. Two bedrooms and a 4-pc bathroom complete the main level. Upstairs you'll find the large primary bedroom with walk-in closet and private 4 piece en-suite. When you head downstairs, you are greeted by a spacious family room. There are two additional bedrooms, a 3-pc bathroom, storage and laundry on this level. The home is located in the Wallacefield neighborhood on the Saskatchewan side of Lloydminster. The fenced yard is great for pets. Call to view!