



GRASSROOTS
REALTY GROUP

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4006 65 Avenue
Lloydminster, Alberta

MLS # A2281362



\$408,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	Central Vacuum, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: NA

This Parkview Bilevel checks a lot of buyer's wants! It's flooded with light, has a large eat in kitchen with island, corner pantry, endless counterspace, and cabinetry galore. With 3 bedrooms up, a generous primary suite including an ensuite and walk-in closet. The lower level is completed with 2 more bedrooms, 3 pc bath with laundry room and a Family Room with enough room to work out, play and relax too! An attached double garage, fenced yard, deck and Central AC. Current owners have recently installed kitchen backsplash & stainless steel appliances. This home's next owner will feel fortunate all the work and maintenance is complete! Location is excellent with a short walk to elementary and high schools and shopping too!