



**6203 19 Street
Lloydminster, Alberta**

MLS # A2301832



\$609,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: N/A

If you have been waiting for a new home but not wanting the work of landscaping the property, then this is your solution. This home is so lightly lived in, you will reconcile it as new in your mind. Immaculate! Even the appliances still have the manufacturer's plastic on the outside. Tastefully finished with upgraded flooring through the main living area with open concept living, perfect for everyday living or entertaining guests. This home has a triple attached and heated garage, giving you plenty of room to get in out of the cold. With three bedrooms upstairs and two baths there is a bedroom for each of your children. The finished family room in the basement gives you extra room to stretch your legs and enjoy family time, This home has some of the nicest street appeal you will find in a home in tis price range.