



4 Lakeview Drive
Rural Vermilion River, County of, Alberta

MLS # A2145207



\$629,900

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,499 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage A		
Lot Size:	3.40 Acres		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Private		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-49-1-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to Lakeview Estates! This property is minutes from Lloydminster and offers beautiful lake views and a family friendly community. A gorgeous stamped concrete patio welcomes you to this 1500 square foot modified bi-level. A bright foyer welcomes you with a conveniently located laundry room with adjacent powder room with direct access to the triple attached heated garage. Up a few steps takes you to the open concept main floor making entertaining and family gatherings a breeze. The updated kitchen has quartz counters and a new backsplash and ample cabinetry and storage space. You'll also find 2 big bedrooms and a full bathroom on this level. Upstairs is your master oasis featuring an ensuite with oversized shower and a generous sized walk-in closet. The basement is complete with 2 more bedrooms, another full bathroom and a large family room. The landscaping here is pristine and well maintained with a big storage shed for all your gardening supplies, raised garden beds and a massive deck to enjoy your lake views, peace and quiet and privacy. This home also has central air conditioning, no carpet and pavement to your yard. Fun fact: Skip the dishes delivers here!! Time to get out of the hustle and bustle and enjoy the quiet life.