



GRASSROOTS
REALTY GROUP

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48 Lakeview Estates
Rural Vermilion River, County of, Alberta

MLS # A2170141



\$609,900

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	2.59 Acres		
Lot Feat:	Corner Lot, Garden, Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Hardwood, Tile	Sewer:	Private Sewer, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

A Beautiful property minutes from Lloydminster in the luxurious acreage subdivision of Lakeview Estates! This 2008 Bungalow is the ultimate place to call home for anyone looking to get out of the city and still enjoy all the benefits of being close to all the amenities. A perfect sized home with 1440 square feet, you can have all the space you need. The house consists of 5 oversized bedrooms and 3 full bathrooms fully finished. This open concept plan is well thought out to be functional to the utmost. The kitchen opens to the large dining room and an adjacent east facing living room made for entertaining and family gatherings. A nice feature is the main floor laundry which is located right off the kitchen. The main floor boasts rich hardwood floors and dark tile floors in the kitchen and bathrooms. This is a layout that is family friendly with 3 bedrooms up. Which provides many options to every shape of family. The basement is big and bright with a multitude of windows located at eye level too make the space feel like your upstairs. Downstairs opens up to a massive family living area which can be enjoyed a hundred different ways and is definite to impress with its size and functionality. Two additional bedrooms and another full bathroom round out the basement. There is a triple car garage fully insulated and heated for your convenience. The garage has excellent storage with extra shelving and full mezzanine, all these additions really make use of the oversized garage space. This yard is a beautiful retreat with great views from every angle. Whether, looking off the beautifully tiered rear deck or enjoying a campfire around the firepit area you're sure to enjoy the outdoors. You will find yourself wanting to spend a lot of your time outside in this yard. Take a drive to check out this prime acreage.

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