



**GRASSROOTS**  
REALTY GROUP

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7005 38 Street Close  
Lloydminster, Alberta

MLS # A2300150



**\$679,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Gas BBQ Hookup

This home speaks the moment you walk through the door....It speaks high end custom design and finishing and you fall in love the moment you see it. You will love the superior Cul de sac location and the fully finished property- there is nothing to do here except move in and enjoy. If you are thinking about building a home, then this might be the next best option both in terms of work needing to be done, time frame to have a home built, and the significantly higher price you will pay for anything new that is comparable. The features you will find in this 1422 square foot modified bi-level are long: HRV, ICF foundation, no window wells in this basement, central air conditioning, 125 amp power, custom main floor blinds with remote, abundant south facing natural light flooding the main area of the home, vinyl floors throughout (no carpet in home), upgraded quartz counter tops and tile backsplash, custom cabinets with butler pantry, custom color panel kitchen appliances, feature wall upstairs and downstairs with decorative electric fireplaces, decorative electric fireplace in master bedroom, touch integrated LED mirrors in bathrooms, double sinks in master bathroom and downstairs bathroom, custom closet organization and custom lighting which you will love... home is accented in black with black bathroom fixtures, door hinges and door knobs, black railing with white hand rail and decorative inset pictures on stair wall leading to main floor. In addition to this you will love the custom feature wall in the master bedroom, a perfect "she shed" in the fully landscaped back yard, heated garage with hot/cold taps and floor sump, practical storage under the deck.... the list goes on- you owe it to yourself to see this immaculate home!!