GRASSROOTS REALTY GROUP

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3002 67 Avenue
Lloydminster, Alberta

MLS # A2301528

$349,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,629 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting, Un		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Natural Woodwork		

Inclusions: N/A

Don’t miss out on this custom one of a kind home located on a corner lot in Parkview! This unique property has tons of curb appeal with meticulous landscaping, quaint window shutters, and a charming front porch. The gorgeous back yard offers plenty of privacy with numerous mature trees, a barn wood shed, and stone fireplace. An oversized heated single car garage measuring 18’ x 26’ completes the exterior. The unique characteristics and finishes continue inside the home with hardwood floors throughout and beautiful wainscoting. A large ornate wood burning fireplace acts as the center piece of the grand living room. The kitchen is complete with custom cabinetry, farm sink, electric Elmira stove, and a large formal dining room. A spacious foyer, 4 pc bathroom with claw foot bathtub and separate shower complete the main floor. On the second floor you will find three bedrooms and 2pc bathroom. The basement features an additional bedroom, family room, laundry, 3pc bathroom, dedicated storage area and kitchenette. It could easily be turned into a suite. This amazing home also has central air, a newer furnace & hot water tank, dormer windows, and lots of storage. Some furniture items could be included / negotiable. Be blown away and book your showing now!

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