



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2011 61 Avenue  
Lloydminster, Alberta

MLS # A2302692



**\$739,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

If huge living space is what you are looking for then you don't want to miss this 1,656 SF modified bi-level. This is a perfect family home or empty nester home with a main floor master bedroom with full ensuite and 2 additional bedrooms over the garage. This home is very well appointed with all the upgrades you are looking for including upgraded railing, high end flooring and cabinets on the main levels of the home, quartz counter tops, finished laundry room with cabinets off the 2PC guest bath near the master bedroom, an abundance of windows on the main living area which floods natural light. The master bedroom bath has his/hers sinks and a custom tile shower, very showy! Add to this: custom closet organizers in master bedroom, walk-in closets, huge room sizes throughout, open concept design on the main level makes it easy to live and entertain, finished/heated triple attached garage with floor drain, roughed in A/C and ICF foundation. You will love this home the moment you walk through the door.