



**6813 41 Street
Lloydminster, Alberta**

MLS # A2304559



\$449,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

Excellent Alberta Bi-level all ready for you! Here's a great 5 bed, 3 bath home that's ready to move in. It's conveniently located on a quieter street but still close to schools and shopping. The work is all done on this house as there's been some fresh paint and the entire house has been cleaned. Driving up you'll notice the paved RV parking which is a real plus and is great to help keep things clean and tidy. The big back yard is complimented by a two tiered deck. There's some nice extras in the house such as hardwood in the living room, tile in the kitchen and dining area, a large island in the kitchen and plenty of cupboard space. There's 3 bedrooms upstairs and the primary bedroom features a 4 piece bath and walk in closet. Downstairs has 2 more bedrooms and a 3 piece bath along with a huge family room with newer vinyl plank flooring and even a gas fireplace! All this and central air, underground sprinklers, central vac and more! Have a look at this one and check out the 3D tour!