



GRASSROOTS
REALTY GROUP

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74 Hawkstone Estates
Rural Vermilion River, County of, Alberta

MLS # A2315203



\$619,900

Division:	Hawkstone Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,305 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	2.50 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Carpet, Hardwood, Laminate, Linoleum

Sewer: Open Discharge

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: CR

Foundation: Wood

Utilities: -

Features: Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Hawkstone acreages don't come up very often, and its obvious why! Lloydminster school division, Pavement to driveway, mature trees and minutes to Lloydminster. Situated on 2.5 acres, this home features 5 bedrooms, 3 bathrooms, and open concept main floor with vaulted ceilings and maple hardwood flooring in the living room. The kitchen features an island, panty, ample cabinets and the sink overlooking the yard. The primary suite offers room for a king size bed, has a walk-in closet and a 3 piece ensuite with 4 foot shower. The basement is complete with a large family room, 2 additional bedrooms and a full bathroom with an air jet tub. There is a double attached heated garage as well as a 24x24 detached garage. Central air conditioning, kids playground, fire pit area and garden are additional perks of this move-in ready property!