



GRASSROOTS
REALTY GROUP

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317 6 Avenue
Paradise Hill, Saskatchewan

MLS # A2316371



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,645 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Sump Pump(s)		

Inclusions: N/A

Built in 2006 with over 1600 sq.ft. on the main level plus a fully development basement and located in a quiet cul-de-sac on an incredible lot in the beautiful community of Paradise Hill, Saskatchewan. It has a large front foyer that welcomes you to the main living spaces of the home. The attractive kitchen features stainless steel appliances, lots of cupboard space and a well-sized island. There are big beautiful bay windows in both the dining room and the living room allowing for lots of natural light. Additionally, the gas fireplace in the living room makes the space feel cozy on those cool fall evenings. The generous primary bedroom hosts a spacious en-suite and large walk-in closet. There are 2 additional bedrooms and a 4-pc bathroom on the main level. Also on this floor are a 2-pc bathroom/laundry room combination and a mudroom which are positioned near the exit to the covered breezeway between the house and the oversized double car garage (28x32). Downstairs you will enjoy a large family/games room, a 3-pc bathroom, 2 more large bedrooms and another room that would make an excellent exercise room, office or bedroom. The backyard is an oasis! Enjoy the patio, pathways, trees, shrubs, plants, garden beds and lawn. The home is heated with a forced air natural gas furnace. There is also hot water floor heat in the basement and garage. Paradise Hill is located 45 minutes North East of Lloydminster. The community boasts a K-12 school, arena, curling rink, library and more! Call to view!