



GRASSROOTS
REALTY GROUP

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**3307 61 Avenue
Lloydminster, Alberta**

MLS # A2318994



\$479,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,356 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Vac. Power Nozzle

Beautifully updated 1,350 sq. ft. bungalow located in desirable Parkview Estates! This stunning 5-bedroom, 3-bathroom home offers plenty of space for the whole family and is situated on a quiet street close to schools and Bud Miller All Seasons Park. Numerous recent upgrades include all new plumbing, a new air conditioner, luxury vinyl plank flooring throughout the main floor, updated light fixtures, new trim, plus a beautifully renovated main bathroom featuring a relaxing soaker tub and in-floor heat. Shingles and eavestroughs were replaced approximately seven years ago, and the appliances are newer as well. The spacious primary bedroom features a private ensuite bathroom. Enjoy tons of storage throughout the home and the flexibility of laundry hookups located either upstairs or downstairs. Outside you'll love the beautifully landscaped yard, really nice covered rear deck, and the big double attached heated garage. Move-in ready with modern updates and an excellent location, this home is sure to impress!