



6901 39 Street
Lloydminster, Alberta

MLS # A2319122



\$449,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,324 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

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

Inclusions: Hot tub, gazebo, 2 built-in wine fridges

Excellent Alberta Home! Here's a great 5 bed 3 bath home located real close to schools and shopping. This modified bi-level is loaded with extras. Outside, there's RV parking, a big private yard, a large two-tiered deck that was re-sanded and stained, a magnificent gazebo which is included, lots of mature trees, gas BBQ hook-up and even underground sprinklers. Inside there's some newer flooring, some fresh paint, quartz counter tops, central air conditioning and more! The kitchen has a large island and corner pantry and there's a really unique beverage station with built in wine cooler, counter top, and built in shelves. The two mini fridges are included! It's one of a kind and your friends will compliment you on it! The primary bedroom has a large walk-in closet and 3 piece ensuite. Two other bedrooms and a 4 piece bath finish the main floor. Downstairs is a big family room, 2 more bedrooms and another 4 piece bath. All this plus the hot tub is also included! This house is aggressively priced and there's a chance for a quick possession.