



GRASSROOTS
REALTY GROUP

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**38 Alberta Crescent
Lloydminster, Alberta**

MLS # A2319567



\$394,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,513 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Covered, None		
Lot Size:	0.15 Acre		
Lot Feat:	Garden, Lawn, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Concrete, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Completely renovated raised bungalow located on the quiet mature street of Alberta Crescent in Lloydminster! Originally built in 1967, this home has been beautifully transformed from top to bottom while still maintaining plenty of character and charm. Offering over 1,500 sq. ft. on the main level, this impressive property features 4 bedrooms and 3 brand new bathrooms. The stunning great room is truly the heart of the home with soaring vaulted ceilings, exposed wood beams, large windows surrounding the space, and a beautiful gas fireplace feature wall. The brand new kitchen is modern, functional, and finished with gorgeous quartz countertops, new cabinetry, and new appliances. Luxury vinyl plank flooring runs throughout the home creating a clean and stylish look. Major upgrades include newer shingles, new vinyl siding, new windows and doors, spray foam insulation on the exterior and basement walls, a new hot water tank, and two new gas fireplaces. Located just steps from the outdoor pool, hockey arena, and Playground, this home offers the perfect combination of modern updates and an excellent mature neighbourhood location.