



GRASSROOTS
REALTY GROUP

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17, 6313 39 Street
Lloydminster, Alberta

MLS # A2319733



\$365,000

Division:	Parkview Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,120 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Front Drive, Off Street, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Interior Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Row House Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Contact Seller Directly

Click brochure link for more details** Welcome to Horizon Village in Parkview. This 55+ community has a highly sought after 1,129 square foot, 2 bedroom, 2 bathroom Duplex. It offers a 2 car garage, new fridge, stove, dishwasher and microwave along with a newly installed forced air air conditioner, new furnace, new vinyl flooring and new water softener system. Come enjoy your retirement in a well managed condo corporation with all snow removal and lawn care managed for you. Condo Fees are \$375/month.