



GRASSROOTS
REALTY GROUP

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6601 39 Street
Lloydminster, Alberta

MLS # A2329180



\$399,500

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Lawn		

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

Inclusions:	N/A
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Beautiful bi-level home built in 2001 offering over 1,100 sq. ft. of well-designed living space, fully finished from top to bottom. The main floor features a bright and functional layout with a spacious primary bedroom complete with a 3-piece ensuite, plus two additional bedrooms and a full bathroom. The fully developed basement provides even more living space with a large family room, two additional bedrooms, a full bathroom, laundry room, and utility room—perfect for growing families or guests. Outside, you'll appreciate the fully landscaped and fenced backyard, a generous deck for entertaining, and a double attached garage. A fantastic home offering space, comfort, and functionality in a great setting.