



GRASSROOTS
REALTY GROUP

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6116 21 Street
Lloydminster, Alberta

MLS # A2329608



\$479,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: NA

Immaculate and truly move-in ready, this beautifully maintained four-bedroom, three-bathroom home is ideally situated on a corner lot in Lloydminster's desirable Lakeside neighbourhood, just minutes from Bud Miller Park. The functional layout offers two bedrooms upstairs and two downstairs, providing plenty of comfortable living space. Inside, refinished flooring, a refreshed kitchen and fresh paint create a bright, welcoming atmosphere. Outside, the phenomenal landscaping and spacious backyard offer an impressive setting for relaxing, entertaining or enjoying the seasons. A double attached garage adds everyday convenience and valuable storage. Exceptionally clean and thoughtfully cared for, this standout property is ready for its next owner. Simply unpack and make yourself at home!