



**GRASSROOTS**  
REALTY GROUP

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7208 40 Street  
Lloydminster, Alberta

MLS # A2331192



**\$364,500**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Parkview Estates      |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | Bi-Level              |               |                   |
| <b>Size:</b>     | 1,092 sq.ft.          | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, None        |               |                   |
| <b>Lot Size:</b> | 0.13 Acre             |               |                   |
| <b>Lot Feat:</b> | Lawn, Rectangular Lot |               |                   |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Concrete, Laminate, Tile          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | LDR |
| <b>Foundation:</b> | Preserved Wood                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                       |                   |     |

Absolutely the cleanest and well cared for home in this price range to hit the market in a while - you will be fully impressed with everything this home has to offer... Over 1092 of finished floor space on the main floor with a developed basement. There is no work that needs to be done here - just move in and relax. The main floor features two bedrooms with a walk through door from the master bedroom pin to the main bathroom - open concept living ang huge kitchen and dining area - all with upgraded flooring throughout the main floor (no carpet on the main floor). The basement is fully finished with family room with electric fireplace, 2 bedrooms, storage and a second 4 piece bathroom - This is a great start in an even greater location with non busy street access. Additional features include double concrete driveway, large backyard and RV parking ability.