



GRASSROOTS
REALTY GROUP

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41, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2331913



\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,410 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: None

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: \$ 180

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

Welcome to #41 in the desirable gated community of Lakeshore Estates! This beautifully maintained 1,400 sq. ft. bungalow offers the perfect blend of comfort, style, and functionality with 5 bedrooms and 3 bathrooms. Step inside to a bright, open-concept main floor that's ideal for both everyday living and entertaining. The spacious layout is complemented by a generously sized primary bedroom featuring a private 3-piece ensuite. The brand-new professionally finished basement boasts impressive tall ceilings and endless possibilities. Whether you dream of adding a wet bar, golf simulator, home theatre, games room, or creating the ultimate entertaining space, there's room to bring your vision to life. Situated on a fully fenced corner lot, you'll love the private backyard complete with a spacious deck—perfect for relaxing or hosting family and friends. Stay cool all summer with central air conditioning, and enjoy the convenience of a double attached heated garage. Located in the highly sought-after gated community of Lakeshore Estates, this home offers a wonderful combination of privacy, security, and low-maintenance living. With quick possession available, this move-in-ready home is ready for its next owners. Don't miss your opportunity to make this exceptional property your new home!