



GRASSROOTS
REALTY GROUP

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52, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2333082



\$609,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,429 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this exceptional 1,429 sq. ft. bungalow nestled in the sought-after gated community of Lakeshore Estates. Built in 2014 with premium upgrades throughout, this meticulously maintained home offers the perfect blend of quality craftsmanship, comfort, and style. The bright, open-concept main floor is designed for both everyday living and entertaining, featuring a spacious living room, dining area, and stunning kitchen complete with ample custom cabinetry, a massive 8-foot quartz island, quartz countertops, and a corner pantry. Rich hardwood flooring extends throughout the main living areas, while the kitchen and bathrooms offer durable, low-maintenance finishes. The main floor includes two spacious bedrooms plus a versatile office that can easily serve as a third bedroom. The primary suite is a true retreat, showcasing custom wainscoting, a generous walk-in closet, and a beautifully appointed 4-piece ensuite. A full main bathroom completes the level. Downstairs, the fully finished basement provides outstanding additional living space with a large family room featuring a cozy gas fireplace and built-in bar, two generously sized bedrooms, a spacious storage room, and plenty of room for family and guests. Additional features include central air conditioning, a double attached heated garage (23' x 25') with impressive 12-foot ceilings, 8-foot overhead doors, hot and cold water taps, and a utility sink. Most appliances have been updated, including a brand-new dishwasher, washer, and dryer installed this year. Step outside to enjoy the beautifully landscaped, zero-maintenance front yard with mature trees and perennials, a covered front veranda, a fully fenced backyard, and the privacy of having no rear neighbors. Backing onto the planned Bud Miller Park expansion, you'll enjoy direct access to walking paths and one of the area's premier recreational destinations.

Conveniently located just minutes from the new Costco and other amenities, this outstanding home offers the perfect combination of luxury, location, and lifestyle. One of the sellers is a licensed Realtor in both AB and SK. Don't miss your opportunity to own one of Lakeshore Estates' finest homes!