



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

61, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2334486



\$595,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,445 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Interior Lot, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	None		

Discover exceptional privacy in Lakeshore Estates, Lloydminster's premier community and only securely gated residential compound. Located on the Alberta side of the city, this move-in-ready home offers five bedrooms, three bathrooms and vaulted ceilings throughout the spacious main floor. The impressive primary suite features a private ensuite and walk-in closet. Outside, enjoy a fully manicured yard with mature trees, underground sprinklers, a durable carbon-composite deck and no rear neighbours. A double attached garage, abundant storage and thoughtfully maintained spaces complete this outstanding property.