



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3903 70 Avenue
Lloydminster, Alberta

MLS # A2335527



\$399,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Floor Furnace	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Move-in ready home is located within a short walk to many amenities including: Walmart power center, Viking gym, Pet Planet and many restaurants. The open floor plan welcomes you with hardwood flooring flowing throughout the great room with the kitchen featuring an eat-up island, ample amount of alder cabinetry and lots of pantry space. You'll find 2 large bedrooms on the main floor with the primary bedroom featuring a 50 square foot walk-in closet and a full ensuite with corner soaking tub and stand up shower. The basement is complete with 2 additional bedrooms, a third bathroom and a large family room with bar area. Double attached garage measures 21x25 and has a new heater. A few perks to mention on this home: RV parking, freshly painted up & down, freshly seeded backyard and the seller reports that the neighbours are fantastic! All appliances included and a quick possession means you should put this one on your list to see!