



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2339812



\$659,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,947 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Parking Pad, Triple Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to #38, 2715 73 Avenue, an impressive modified bi-level located in the gated community of Lakeshore Estates. Offering over 1,900 sq. ft. plus a fully finished basement, this spacious home provides plenty of room for the entire family. The main living area features vaulted ceilings, hardwood and tile flooring, a gas fireplace and an open-concept kitchen with quartz countertops, a large island and pantry. The private primary retreat is a standout, featuring an oversized walk-in closet and luxurious 6-piece spa-like ensuite. Additional highlights include central air conditioning, BBQ gas line, a generous basement family room, ample storage and a triple attached garage with triple concrete driveway, yard access and gas line for future heat. Outside you'll find a landscaped yard and shed. Enjoy the privacy and appeal of gated living, with the \$180 monthly fee covering road snow removal and gate maintenance. A distinctive Lakeshore Estates home combining space, comfort and an exceptional layout. 3D Virtual Tour Available!