



GRASSROOTS
REALTY GROUP

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33, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2340654



\$592,500

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,382 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Underground Sprinklers		

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

Inclusions: N/A

Welcome to Lakeshore Estates, where this beautifully maintained home offers a quiet cul-de-sac location, green space behind, and Bud Miller All Season Park just steps away. The main floor has a bright, open layout with hardwood flooring throughout the living room and kitchen, centered around a striking floor-to-ceiling gas fireplace. The kitchen has plenty of cabinetry and workspace, quartz countertops, a corner pantry, and a garburator, making it as practical for everyday life as it is for entertaining. Three bedrooms are located on the main floor, including a spacious primary bedroom with a walk-in closet and an updated 3-piece ensuite. Downstairs, the fully finished basement gives you a whole lot more room to spread out, with a large family and recreation area, a massive wet bar, two additional bedrooms, and plenty of space for movie nights, game nights, or having friends over. Outside, the fenced and landscaped yard backs onto green space and includes underground sprinklers and a deck for enjoying the setting. Additional features include central air conditioning and an oversized heated double garage with plenty of room for vehicles, storage, or hobbies. Five bedrooms, three bathrooms, a great location, and a layout that gives everyone their own space, this is a home that is easy to picture yourself living in.