



GRASSROOTS
REALTY GROUP

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2307 61A Avenue
Lloydminster, Alberta

MLS # A2340957



\$454,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Parking Pad, RV Accomodation		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

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

Inclusions: Central Vac. R.I. Sauna

This home is the one you have been waiting for to come on the market, and shows pride in ownership throughout!! Everything you have been wanting for in a family home and everything you have been wishing for in location.... The moment you walk through the door this home will call your name!! Fully finished throughout, this 2+2- bedroom, 2+1 -bathroom home has been lightly lived in and is move in ready. This home features vaulted ceilings in Livingroom and kitchen/dining area, large entryway, separate garage entrance that is separate from the front entrance leaving more room for greeting guests at front entrance and less possibility of the garage entrance affecting traffic flow to the basement. The basement Recreation room is large and features a gas fireplace which can take the chill off on the cold winter nights, The basement also features a fully functioning sauna for you to relax and rejuvenate after long days at work. The location is Premier to other homes in this price range with non- busy streets and closeness to Bud Miller park adding additional benefit and opportunity for enjoyment. The property features RV parking and an exceptionally well landscaped back yard where you and your family can enjoy endless evenings of entertainment and companionship.