



GRASSROOTS
REALTY GROUP

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3003 55A Avenue
Lloydminster, Alberta

MLS # A2347343



\$589,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,930 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Concrete, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Concrete, Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Hot Tub, Gazebo, Surround Sound system, projector and TV

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Make your move! There is nothing else quite like this home on the market today. Impressive square footage at 1,930 square feet, a coveted Steele Heights cul-de-sac location super close to schools, and a massive park like private, and well treed yard with a lovely gazebo and a newer hot tub. The property is bordered by a walking path on two sides and with the mature, .39 acre yard site being so sheltered there will be times that you won't feel like you even live in the City! Tons of updates to this well cared for family home, with the most recent being a brand new central A/C system with a lifetime transferrable warranty. Hardwood and tile floor on the main and freshly painted with supersized living and family rooms, both with wood burning fireplaces. The living room fireplace has not been used and can be considered as decorative. There is a large separate office space, formal dining and an updated kitchen with tons of cabinetry, convenient island, granite countertops, modern included appliance package and a handy desk area. The family room offers direct access to the patio and that fantastic yard via garden doors for easy BBQs. Upstairs you find three generous sized bedrooms, the primary features a walkthrough closet and double sinks and the main bath has a relaxing jetted tub. The third level has garage access with a handy separated flex-room for whatever your needs are – mudroom, gym, crafts or a workshop – options are endless! Finishing off this level is a private bedroom, three piece bath, laundry and storage. With this layout and size the rooms just keep on coming, level four features a large family or theatre room – with included surround sound, projector and screen all set up for your family movies nights! There is a charming wet bar, den area and a large storage room. Everyone can find their own private space to

spread out in this home but there is also so many options to bring everyone together with wonderful entertaining space opportunities both inside and out. The attached garage is insulated and measures 22x26. An additional bonus to this property; that the current owners have not taken advantage of is a private water well and underground sprinklers, buyers will need to do their own due diligence on these systems as the sellers have never used them. Maintained with pride, this is a nice clean home that is seeking new owners. Welcome Home!