



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 5305 14 Street
Lloydminster, Alberta

MLS # A2349088



\$624,777

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,103 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Concrete Driveway, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 753
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

TOP-FLOOR EXECUTIVE LIVING - WITH 2,103 SQ. FT. ALL ON ONE LEVEL. If you've considered condo living but aren't prepared to sacrifice the space of your current home, this exceptional residence deserves your attention. Offering 2 bedrooms plus a dedicated office and 2 bathrooms, the thoughtfully designed floor plan delivers impressive room sizes throughout, including an extraordinary living room anchored by a gas fireplace. The tremendous kitchen offers an abundance of cabinetry and workspace, quartz countertops and a new tile backsplash, flowing naturally into the dining and living areas for entertaining. Recent renovations have given considerable attention to the bathrooms and exceptionally spacious laundry room, along with thoughtful improvements throughout the home. The generous primary suite includes a private 4-piece ensuite and large walk-in closet, while the additional bedroom and dedicated office provide excellent flexibility for guests and working from home. Step outside to the large balcony and elevated top-floor outlook, or simply enjoy the convenience of two heated underground parking stalls, elevator access, fitness area and visitor parking. Downsize the maintenance without downsizing your lifestyle.