



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6501 39 Street
Lloydminster, Alberta

MLS # A2349285



\$464,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Excellent family home backing onto a playground/green space. This 5 bedroom, 3 bathroom home offers over 1,300 square feet and features a beautifully updated kitchen with new cabinetry made locally from Geordies woodworking. Bungalow floor plan is ideal for families or empty nesters looking for less stairs. The basement is fully complete with updated flooring and fresh paint. This home also features central air conditioning and a new boiler system for inflow heat in basement and garage. I think the cherry on top is the stunning backyard oasis...the perfect place to relax and enjoy the evening sun with direct access to the green space and park from your back gate.