



GRASSROOTS
REALTY GROUP

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5614 21 Street Close
Lloydminster, Alberta

MLS # A2350568



\$610,000

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,494 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Irregular Lot, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Picture Perfect Alberta Bungalow! This home has so much going for it! Start with the location, its on a closed street close to College Park School and on a 8,050 Sq.Ft. private lot. You get a big composite deck with the convenience of a Gas BBQ hookup and the oversize garage has just had a new Reznor heater installed. Plus the garage ceiling is extra high so it may accommodate a lift for that special sports car or a climbing wall. Inside is where it really shines with the wide open concept and 9' ceilings. A highlight of the living room is a very classy tile feature wall centered with a gas fireplace and surrounded by huge windows. The dining area gives you plenty of space and lets the sun shine in from two different directions. If you like kitchens you'll love this one as there's tons of cupboards, a pantry and a peninsula island for extra seating. The huge primary bedroom has lots of room for that King sized bed and it comes with a 4 piece ensuite. Another 2 bedrooms up and another 4 piece bath compliment the upstairs. Downstairs is set up perfectly with 2 more bedrooms a 4 piece bath and not only a big family room but a games area as well. A couple of more big positives...it comes with permanent Christmas lights so no more ladders and there's even central air conditioning! This super clean home shows excellent, so have a look. Check out the 3D tour as well.