



GRASSROOTS
REALTY GROUP

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5724 23 Street
Lloydminster, Alberta

MLS # A2350975



\$424,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Un		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Enjoy easy living and peaceful green space views in College Park! This beautiful detached bungalow offers the comfort of your own home with the convenience of an adult-living community. The inviting main floor features two bedrooms, two bathrooms—including a 3-piece ensuite—and main floor laundry. Downstairs, a welcoming family room with a cozy gas fireplace and dry bar is perfect for relaxing or hosting friends. 2 bedrooms and 4-piece bathroom provide comfortable space for guests. Step onto your deck and unwind in the gorgeous, well-treed backyard overlooking green space. With yard maintenance and snow removal taken care of through the homeowner's association, you'll have more time to enjoy your home and do the things you love!