



GRASSROOTS
REALTY GROUP

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2113 52 Avenue
Lloydminster, Alberta

MLS # A2351352



\$499,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,405 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This 1405 square foot bi-level home is a perfect blend of space, affordability and clean comfortable living... You don't want to miss out on this opportunity!! Fresh renovations include upgraded flooring both upstairs and downstairs (no carpet in home), repainted walls in the last 6 months makes it feel like a brand new home inside. the home features three bedrooms on the main floor with 2 bedrooms and a den in the basement-there is a total of three bathrooms in this home! Lots of space for a growing family! Add to this feature's such s an electric fireplace on the main floor, gas fireplace in the basement, new dishwasher, central conditioning, garage heater, oversized 26' x 26' attached garage with floor drain, wet bar in the basement and so much more! In this price range, there is no better home on the market for sale!!