



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3207 66 Avenue
Lloydminster, Alberta

MLS # A2352570

\$445,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed - Natural Gas BBQ Hook Up

Welcome to 3207 66 Avenue, a fully developed 1,200 sq ft home built in 2003, with 4 bedrooms, 3 bathrooms and a heated double attached garage in Lloydminster, Alberta. The kitchen is the heart of the main floor, featuring new LG black stainless steel appliances (fridge, stove, dishwasher and matching hood fan), an island with pot drawers and a prep sink, a pantry, and a large dining area. The bright living room offers laminate flooring and a bay window, with pot lighting throughout the home. Also on the main floor are a spare bedroom, a 4-piece bathroom, and a primary bedroom with a walk-in closet and 3-piece ensuite. The basement has been refreshed with new paint and new laminate flooring, and offers a spacious family room with a wood-burning fireplace, a den/office, two more bedrooms, a 3-piece bathroom and a laundry room with LG washer and dryer. Extras include central air conditioning, central vac rough-in with kick plates, a storage shed and a gas line for your BBQ. Call today to book your showing!