

3316 64 Avenue
Lloydminster, Alberta

MLS # A2214988



\$469,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,406 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Pantry		

Inclusions: Natural Gas BBQ Hook up, T.V. Mounts, Vac. Power Nozzle

YOU WILL LOVE THIS 1406 SQUARE FOOT BI-LEVEL HOME- Refreshed on the main floor with luxury vinyl plank flooring.... You will love the size and you will love the location of this home close to Ecole ST Thomas Elementary and Holy Rosary high school. Extremely quiet and perfect to raise your family, this home has all the space you are looking for and is in a crescent off the main street. The list of improvements is long and include renovated bathrooms upstairs and downstairs since the home was built, newer shingles, newer garage heater inside the finished garage, freshly painted inside with modern color you will love!! In the summer you will be able to relax in air-conditioned comfort, hot water tank was replaced in last 5 years, furnace has a UV purification system, updated light fixtures, u-shaped kitchen with stainless steel appliances, marble backsplash, central vacuum and much more! Outside you will enjoy the outdoor space with a hot tub, two-tiered deck, underground sprinklers storage shed and more. This home rises above the rest in this price range- you will want to be sure and have a look before its gone..