4028 60 Avenue
Lloydminster, Alberta

MLS # A2244522

$361,900

Division:	Southridge
Type:	Residential/House
Style:	Bi-Level
Size:	1,237 sq.ft.
Age:	1994 (31 yrs old)
Beds:	5
Baths:	3
Garage:	Double Garage Attached, RV Access/Parking
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-

Features: Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This, 5 bedroom and 3 bathroom home is the perfect fit for a family. It’s located in a quiet area with only short walks to the nearest park and Lloydminster Comprehensive High School. The kitchen is equipped with a new stove and dishwasher. The primary bedroom features a private 3-piece ensuite and walk-in closet. Downstairs, the fully finished lower level provides even more living space, that’s ideal for a growing family and includes a gas fireplace. The washer and dryer have also been updated. Along with plenty of storage space in the home, the double attached garage offers additional storage and ample parking. The eavestrough has also had recent gutter guard improvements. Windows were changed in 2015. Enjoy peace and privacy in the backyard with no rear neighbours - an amazing bonus to this beautiful property!