

6304 42 Street  
Lloydminster, Alberta

MLS # A2252560



\$459,900

|           |                                         |        |                   |
|-----------|-----------------------------------------|--------|-------------------|
| Division: | Parkview Estates                        |        |                   |
| Type:     | Residential/House                       |        |                   |
| Style:    | Bi-Level                                |        |                   |
| Size:     | 1,260 sq.ft.                            | Age:   | 2001 (24 yrs old) |
| Beds:     | 4                                       | Baths: | 2                 |
| Garage:   | Double Garage Attached                  |        |                   |
| Lot Size: | 0.15 Acre                               |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn |        |                   |

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

It starts with curb appeal in this 2001 Parkview Bi-level that features a private back yard and a great location close to schools and shopping! The South-facing living room bay window allows for an abundance of natural light to flow into the home. The adjacent kitchen/dining area will hold that larger table for those special occasion meals, plus it has a large island, a pantry and access to the covered back deck. There are two bedrooms on the main level including the oversized primary bedroom with 3-pc ensuite and spacious walk-in closet. The main 4-pc family bathroom completes the level. The basement is fully finished with two more bedrooms and another 4-pc bathroom. The large family room/entertainment space is complimented by large windows and with a gas fireplace to add that little extra warmth in the fall and winter seasons. The backyard is beautiful. In addition to the covered back deck there is a patio, a pergola and a shed for toys and tools. The yard is fenced for privacy and pets. Note the other value adding features associated with this property including central air conditioning, central vacuum, 6 yr old shingles and the double attached heated and insulated garage. Another added bonus is the garage having a vehicle drive through door to the back yard, this gives you great access for yard equipment and you can store a boat or ATV trailer in the privacy of your own yard. If you want to add a hot tub in the future the wiring is already in place. Call to view!