



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

5228 15  
Lloydminster, Alberta

MLS # A2243771



\$424,900

|             |                                  |            |                           |
|-------------|----------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas          | Water:     | -                         |
| Floors:     | Carpet, Laminate, Linoleum, Tile | Sewer:     | -                         |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -                         |
| Basement:   | Finished, See Remarks            | LLD:       | -                         |
| Exterior:   | Wood Frame                       | Zoning:    | Single-detached Residenti |
| Foundation: | Wood                             | Utilities: | -                         |
| Features:   | Central Vacuum                   |            |                           |
| Inclusions: | none                             |            |                           |

Backs onto Green Space! Here's an opportunity to own a charming 4-Bedroom, 3 bath home backing onto a park at a price well below what you'd expect! Welcome to this well maintained 1,172 sq. ft. home that combines comfort, functionality, and style in one ideal package. Nestled in a desirable neighborhood and backing onto peaceful green space, this Alberta home is perfect for growing families or anyone seeking extra space with a touch of nature at their doorstep. Step inside to discover vaulted ceilings and an open-concept layout that offers a bright, airy atmosphere. The heart of the home is a spacious kitchen featuring a large island &ndash; ideal for family meals or entertaining guests. Each of the four bedrooms offers ample space and natural light, while the bathrooms are all 4 piece! Enjoy relaxing mornings on the covered front veranda, or host barbecues on the partially covered back deck, all while overlooking the serene greenbelt behind. Other standout features include, a heated garage &ndash; perfect for cold winters, RV parking &ndash; so you have plenty of space for your recreational vehicle or additional toys, a huge family room and a prime location close to schools and the Servus Sports Centre. Whether you're starting a new chapter or looking to settle down in a family-friendly area, this home offers the perfect blend of space, warmth, and practicality. Don't miss out on this incredible opportunity &ndash; schedule your viewing today! And make sure to check out he 3D tour!