



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

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6315 41 Street  
Lloydminster, Alberta

MLS # A2265854



**\$429,900**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Parkview Estates                                                            |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Bi-Level                                                                    |        |                   |
| Size:     | 1,249 sq.ft.                                                                | Age:   | 2000 (25 yrs old) |
| Beds:     | 5                                                                           | Baths: | 3                 |
| Garage:   | Concrete Driveway, Double Garage Attached, Parking Pad                      |        |                   |
| Lot Size: | 0.15 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Gazebo, Irregular Lot, Landscaped, Lawn, |        |                   |

|             |                                                             |            |    |
|-------------|-------------------------------------------------------------|------------|----|
| Heating:    | Floor Furnace, Forced Air, Natural Gas                      | Water:     | -  |
| Floors:     | Carpet, Vinyl Plank                                         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | -  |
| Basement:   | Finished, Full                                              | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                    | Zoning:    | R1 |
| Foundation: | Wood                                                        | Utilities: | -  |
| Features:   | Central Vacuum, Kitchen Island, Open Floorplan, See Remarks |            |    |

Inclusions: N/A

WELCOME HOME TO THIS STUNNING 1249SQ' BILEVEL, PERFECTLY SITUATED IN PARKVIEW! THIS BEAUTIFULLY RENOVATED HOME BOASTS A FRESH NEW LOOK, BOTH INSIDE AND OUT. RECENT UPGRADES INCLUDE: FRESH PAINT THROUGHOUT, NEW TRIM AND BASEBOARDS FOR SLEEK FINISH, BEAUTIFUL NEW FLOORING IN ALL THE RIGHT PLACES, MODERN APPLIANCES TO MAKE COOKING AND ENTERTAINING A BREEZE, CENTRAL AIR CONDITIONING, HEATED GARAGE, AND NEW SHINGLES FOR A WORRY-FREE ROOF OVER YOUR HEAD. THIS HOME IS MOVE-IN READY AND WAITING FOR THE RIGHT OWNER TO MAKE IT THEIR OWN!