

15, 2715 73 Avenue  
Lloydminster, Alberta

MLS # A2238358



# \$469,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Situated in the pristine gated community of Lakeshore Estates, enjoy the convenience of the walking paths out your back door that lead you to the lake and bud miller enjoy the all seasons park. Enjoy skating on the pond and ample walking paths. This solid well built bungalow home boasts four bedrooms and three bathrooms, a large kitchen with an eat up island , ample cabinet and counter space. Open concept living at its finest the kitchen flows into the dining and living space. There are two bedrooms and two bathrooms and mainfloor laundry. The basement has 9 ft ceilings, ample storage with an immense storage room, functional rec space and two huge bedrooms. This home is tucked away in a cul de sac and backs on the walking path, it features a newer deck and fenced yard. The oversized finished double attached garage complete this custom home.