

**7215 29 Street
Lloydminster, Alberta**

MLS # A2283689



\$499,900

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|------------------|---|---------------|-------------------|
| Division: | Parkview Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,366 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Lawn, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | LDR |
| Foundation: | Wood | Utilities: | - |
| Features: | Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Wet Bar | | |

Inclusions: Natural Gas BBQ Hook up

This is what opportunity looks like!! this 1366 square foot modified bi-level features all the space and amenity you are wanting in a family size home. A total of 5 bedrooms and 3 bathrooms with a long list of features you will love: South facing back yard with south facing windows that spill natural light in to the home, making it bright and cozy, Covered deck with large second tier deck- perfect for outdoor entertaining, upgraded bathroom tile work...tile framed walls and floors and tile shower and bathtub surround, decorative bench seating in the large foyer - perfect for greeting guests or getting the kids ready, vaulted ceilings, hardwood and tile flooring, vinyl plank flooring in the basement, off white cabinets- a modern look that's appealing to the eyes, black window trim outside providing strong contrast and clean lines, wet bar in the basement living area- perfect for entertaining, heated garage, RV parking plus so much more...