

1605 55 Avenue Close
Lloydminster, Alberta

MLS # A2215251

\$670,000

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,729 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	6253.83 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		
Inclusions:	Natural Gas Hookup		

Located in one of College Park's desirable cul-de-sacs, this large modified bi-level provides tons of space for your growing family. The beautiful main floor features hardwood floors, a gorgeous kitchen that features quartz counter tops, tons of counter space and a 10' island, plus large dining and living rooms that makes hosting events a breeze! The main floor also includes 2 bedrooms and a 4-piece bathroom. The primary bedroom is huge and you will love the vaulted ceilings! The bedroom measures approximately 18'x14' and also features a beautiful 5-piece ensuite and a walk-in closet. The basement is also a welcoming space to entertain featuring 9' ceilings and a huge family room! There are 2 more large bedrooms as well as a 4-piece bathroom. Enjoy your summers in the back yard that features a 2-tiered deck and attractive yard space highlighted by a stone retaining wall. The large triple garage is heated and has an overhead door to the back. Don't miss out on this beautiful home in a great location!