

6304 42 Street  
Lloydminster, Alberta

MLS # A2252560

**\$459,900**

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,260 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage		

Inclusions: N/A

It starts with curb appeal in this 2001 Parkview Bi-level that features a private back yard and a great location close to schools and shopping! The South-facing living room bay window allows for an abundance of natural light to absorb into the home. The adjacent kitchen/dining area will hold that larger table for those special occasion meals, plus it has a large island, a pantry and access to the covered back deck. There are two bedrooms on the main level including the oversized primary bedroom with 3-pc ensuite and spacious walk-in closet. The main 4-pc family bathroom completes the level. The basement is fully finished with two more bedrooms and another 4-pc bathroom. The large family room/entertainment space is complimented by large windows and with a gas fireplace to add that little extra warmth in the fall and winter seasons. The backyard is beautiful. In addition to the covered back deck there is a patio, a pergola and a shed for toys and tools. The yard is fenced for privacy and pets. Note the other value adding features associated with this property including central air conditioning, central vacuum, 6 yr old shingles and the double attached heated and insulated garage. Another added bonus is the garage having a vehicle drive through door to the back yard, this gives you great access for yard equipment and you can store a boat or ATV trailer in the privacy of your own yard. If you want to add a hot tub in the future the wiring is already in place. .Call to view!