

**110 Pleasant Drive**  
**Paradise Valley, Alberta**

**MLS # A2283281**



**\$299,900**

<b>Division:</b>	Paradise Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Tucked in the charming town of Paradise Valley—just a short, paved drive from Lloydminster this modified bi-level offers the perfect blend of privacy, space, and value. This home is set on a massive pie-shaped lot with alley access, the property features brand-new shingles, a newer furnace and hot water tank, and all the room to breathe you’ve been desiring. Step inside to an open-concept main floor with great flow between the kitchen, dining, and living spaces—perfect for gatherings and everyday living. The kitchen has ample counter space with an island and pantry for added storage. There are large bright windows that allow natural light to flood in. . Upstairs you’ll find three bedrooms, the master retreat has a large walkin and ensuite while the partially finished basement adds even more space with a fourth bedroom, bathroom, and large bright living room with oversized windows that flood the space with natural light. Whether you’re looking to escape the city, invest in a smaller quaint community, or find more home for your money—this one delivers. This home is close to the school and rink. It is the perfect blend of small town living with modern living. Seller is motivated, quick possession can be accommodated.