



GRASSROOTS
REALTY GROUP

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4203 74 Avenue
Lloydminster, Alberta

MLS # A2223042



\$549,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,395 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to your dream home—an exceptional modified bi-level that perfectly blends luxury, functionality, and modern style. Located in the sought-after Parkview Estates, this beautifully refreshed home is move-in ready and loaded with high-end features. Step into the heart of the home: a sleek, modern kitchen complete with gleaming quartz countertops, a massive island perfect for gatherings, and contemporary finishes that will impress even the most discerning chef. The open-concept living space showcases rich engineered hardwood and tile flooring throughout, creating an elegant yet welcoming atmosphere. The spacious primary suite is a true retreat, featuring a magazine-worthy ensuite with a custom tile shower, a stand-alone soaker tub, and thoughtful touches that exude spa-like luxury. With five generous bedrooms, this home offers all the space your growing family needs for years to come. Whether you're hosting guests, working from home, or accommodating teens—there's room for everyone. Enjoy year-round comfort with central A/C and a triple attached heated garage, complete with a drive-through third bay for added convenience. Step outside onto the two-tier deck, perfect for entertaining or relaxing evenings under the stars. And when it's time to unwind, head downstairs to the cozy basement rec room with a gas fireplace, the perfect spot for movie nights or casual family time. This home truly checks all the boxes—space, style, and top-tier features. Homes like this don't come along often, and it won't last long. Don't miss your chance—book your private showing today!