



GRASSROOTS
REALTY GROUP

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4010 74 Avenue
Lloydminster, Alberta

MLS # A2235968



\$434,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,347 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows, Wet Bar		

Inclusions: N/A

This 5-bedroom, 3-bathroom home offers 1,347 square feet of comfortable living space, with features that truly set it apart. The stamped concrete driveway adds great curb appeal right from the start. Inside, you'll find beautiful hardwood floors, a cozy gas fireplace, and central air conditioning to keep things cool all summer long. The master suite includes a relaxing jacuzzi tub, perfect for unwinding after a long day. Downstairs, the concrete basement is home to a professionally built, hand-crafted bar—ideal for entertaining. With no back neighbors, you'll enjoy extra privacy in the backyard. Other highlights include central vac and a solid layout for families of all sizes. This home blends charm, comfort, and convenience in one great package.