3504 61 Avenue
Lloydminster, Alberta

MLS # A2238565

$474,900

Division:	Parkview Estates
Type:	Residential/House
Style:	Bi-Level

Size:	1,344 sq.ft.	**Age:**	1997 (28 yrs old)
Beds:	5	**Baths:**	3

Garage:	Concrete Driveway, Double Garage Attached, Heated Garage
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Re...

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame		**Zoning:**	R1
Foundation:	Wood		**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry			

Inclusions:	N/A

This beautifully maintained 5-bedroom, 3-bathroom home is packed with features and ideally located close to Bud Miller Park, walking paths, schools, and shopping—perfect for families and those who value both comfort and convenience. The flooring has been updated to vinyl plank throughout most of the home, offering a warm and modern feel. The large kitchen is a true standout, featuring granite countertops, a stylish backsplash, corner pantry, and a fantastic appliance package—including a double oven—ideal for cooking and entertaining. The primary bedroom includes a walk-in closet and a private 3-piece ensuite with a beautifully tiled shower. The fully finished basement offers a cozy family room with a gas fireplace, two spacious bedrooms, a 3-piece bathroom, and a large laundry room complete with cabinetry, countertops, and a sink—perfect for busy households. Additional features include closet organizers in all closets, a newer furnace, central air conditioning, newer asphalt shingles, gas line to BBQ and a heated double attached garage. Outside, enjoy a fully landscaped yard with mature trees, decorative quick curb edging, underground sprinklers, and drip lines—making outdoor maintenance a breeze. This move-in ready home combines space, style, and a location that's hard to beat. Come see it for yourself!