



GRASSROOTS
REALTY GROUP

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3203 66 Avenue
Lloydminster, Alberta

MLS # A2239971



\$439,777

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,482 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	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), Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot tub		

Step into the lifestyle you've been dreaming of with this stunning 5-bedroom home, perfectly situated in a quiet cul-de-sac — ideal for families seeking space, comfort, and connection. As you walk through the large front entrance, you're immediately greeted by an open concept layout and soaring vaulted ceilings, creating a bright, airy feel that invites you in and makes you want to stay. Imagine busy mornings and relaxed evenings in your spacious kitchen, complete with a central island perfect for meal prep, homework sessions, or casual dining. The open flow extends seamlessly into the dining and living areas, where large back windows offer serene views of the mature, beautifully landscaped backyard — your private oasis for weekend barbecues, kids' adventures, or quiet moments with a book. With five generously sized bedrooms, there's room for everyone to grow, play, and find their own space. The primary bedroom is thoughtfully placed on its own private level, offering a peaceful retreat at the end of each day. And on cooler evenings, cozy up around one of the two gas fireplaces, creating a warm, inviting ambiance throughout the seasons. Located just minutes from schools, shopping, and parks, this home offers both convenience and community — the kind of place where children ride bikes with friends and neighbours wave hello. All that's missing is you. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.