



GRASSROOTS
REALTY GROUP

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3709 70 Avenue
Lloydminster, Alberta

MLS # A2251652



\$639,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,481 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Irregular Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Wood Siding

Foundation: ICF Block

Features: High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

Welcome to this exceptional raised bungalow under construction in the rapidly developing Parkview neighborhood of Lloydminster. Located at 3709 70 Avenue, this stunning home is set to offer over 1,400 sq. ft. of modern living space and backs onto the scenic Holy Rosary High School football field, providing beautiful views and easy access to local amenities. The raised bungalow design offers an open, airy feel with 3 bedrooms upstairs and 2 additional bedrooms downstairs. The ICF (Insulated Concrete Form) basement ensures superior insulation and energy efficiency, making it not only a strong and durable foundation but also a quieter, more comfortable living space. The basement will include a legal suite with a separate entry, providing the perfect opportunity for rental income or multi-generational living. The home's main floor features main floor laundry and modern finishes such as luxurious vinyl plank flooring, sleek quartz countertops and smart lighting that adds convenience and efficiency to your everyday living. The living room is complemented by a feature wall that adds a touch of elegance, and the 3-piece ensuite in the master bedroom provides a private retreat to unwind. The oversized double attached heated garage offers ample space for your vehicles and storage, while the home is equipped with central air conditioning for year-round comfort. With time still available to choose your colors and personalize the finishes, this is a fantastic opportunity to own a brand-new home in one of Lloydminster's most sought-after neighborhoods.