



**GRASSROOTS**  
REALTY GROUP

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4203 74 Avenue  
Lloydminster, Alberta

MLS # A2256095



**\$539,900**

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
Floors:	Hardwood, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

Welcome to your dream home—an exceptional modified bi-level that blends luxury, functionality, and modern design, located in the highly desirable Parkview Estates. With motivated sellers and fresh interior paint underway, this home is move-in ready and better than ever! Step into the stunning, modern kitchen featuring quartz countertops, a massive island perfect for entertaining, and sleek finishes sure to impress even the most discerning home chef. The open-concept living area boasts rich engineered hardwood and tile flooring, offering both elegance and durability. The spacious primary suite is a true retreat, showcasing a spa-inspired ensuite with a custom tile shower, stand-alone soaker tub, and thoughtful high-end touches throughout. With five generous bedrooms, there's ample space for a growing family, guests, a home office, or hobbies—whatever your lifestyle needs. Enjoy year-round comfort with central A/C, plus a triple attached heated garage that includes a convenient drive-through third bay. Step out onto the two-tier deck—ideal for outdoor gatherings or peaceful evenings at home. Downstairs, cozy up in the fully developed basement featuring a gas fireplace and a large rec room perfect for movie nights, games, or just relaxing with the family. This home truly checks every box—space, style, updates, and location. With motivated sellers and fresh updates happening now, this is your chance to secure an incredible home at a great value. Don't wait—book your private showing today and see the potential for yourself!