



GRASSROOTS
REALTY GROUP

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3106 66 Avenue Court
Lloydminster, Alberta

MLS # A2256734



\$549,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,443 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

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

Inclusions: n/a

Welcome to 3106 66 Avenue Court, located in the desired Parkview Estates neighbourhood of Lloydminster, AB. This beautifully updated home offers over 1,400 sq ft of stylish living space, designed with modern features throughout, including updated shingles and central air conditioning for year-round comfort. The main level showcases updated vinyl plank flooring, quartz countertops, updated kitchen cabinetry, a walk-in pantry, and a convenient beverage fridge in the kitchen. The dining area leads out to a spacious deck complete with a gas BBQ line, perfect for entertaining. The primary suite is a true retreat, featuring an oversized walk-in closet and a 4-piece ensuite with modern finishes. Downstairs, the fully finished basement includes a large family room, 2 additional bedrooms, a den, a 3-piece bathroom, and plenty of storage space, ideal for growing families or guests. Outdoors, this home sits on an oversized pie-shaped lot in a quiet cul-de-sac. The yard is beautifully landscaped with mature trees, a shaded patio, and extensive RV parking. It's one of Lloydminster's larger yards, giving you plenty of space for recreation and relaxation. 3D Virtual Tour Available!