



GRASSROOTS
REALTY GROUP

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4000 67 Avenue
Lloydminster, Alberta

MLS # A2262771



\$429,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Spacious 5-Bedroom Home in Desirable Parkview & Move-In Ready with Major Updates! Welcome to this beautifully updated 5-bedroom, 3-bathroom home located in the highly sought-after neighborhood of Parkview. Ideally situated close to schools, parks, and shopping, this property offers the perfect blend of comfort, convenience, and functionality for growing families or those who love to entertain. Step inside and enjoy a bright, open-concept main floor featuring new vinyl flooring in the living room (2022) and fresh paint throughout (2024). The kitchen has been tastefully updated with durable Dura Tile flooring, modern appliances, and a newly installed garburator—making meal prep and cleanup a breeze. Three spacious bedrooms are located on the main level, including a primary suite with a walk-in closet and a private 3-piece ensuite. The fully finished basement is ideal for entertaining or extended family living, offering a large family room with a cozy gas fireplace, a game room, two additional bedrooms, and a renovated full bathroom featuring a new tub. Enjoy year-round comfort with central air conditioning (installed in 2022), a high-efficiency hot water heater (2022), and new shingles (2022). The double attached garage is heated, providing convenience and comfort during the colder months. Outside, the low-maintenance backyard features a small artificial turf area, many perennials including strawberry bushes, decorative gravel landscaping, and a fully fenced yard—perfect for kids or pets. The front yard complete with and apple tree is equipped with underground sprinklers, keeping your curb appeal fresh with minimal effort. Don’t miss your chance to own this well-maintained, move-in ready home in one of the city’s most family-friendly communities.

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