



GRASSROOTS
REALTY GROUP

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4204 72 Avenue
Lloydminster, Alberta

MLS # A2265640



\$459,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,601 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: None

Immaculate 5-Bedroom Bi-Level in Desirable Parkview Welcome to this beautifully maintained 1601 sq ft bi-level home, perfectly located in the sought-after community of Parkview. From the moment you step inside, you'll appreciate the pride of ownership and thoughtful upgrades throughout. The main floor features gleaming hardwood flooring, a spacious living area, and an oversized kitchen complete with quartz countertops, an abundance of cabinetry, and ample space for cooking and entertaining. The primary bedroom offers a walk-in closet and a private 3-piece ensuite, while two additional generously sized bedrooms and a full main bath complete the upper level. Downstairs, the fully finished basement boasts a massive family room with a cozy gas fireplace accented by beautiful upgraded stonework — perfect for relaxing or hosting guests. Two more large bedrooms and another full bathroom make this space ideal for growing families or visiting guests. Enjoy outdoor living with a fully fenced yard, deck, and a large storage shed. Additional features include a double attached garage, RV parking, and proximity to schools, parks, and shopping — everything you need is just minutes away. This is the perfect combination of space, style, and location — a true must-see!