



GRASSROOTS
REALTY GROUP

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2912 65 Avenue
Lloydminster, Alberta

MLS # A2274672



\$399,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: NA

Welcome to this spacious Parkview bi-level, offering over 1,200 sq. ft. of well-designed living space with a functional three-bedroom upper floor plan—perfect for young and growing families. Ideally located just steps from both elementary and high schools, and within walking distance to the vibrant Bud Miller Park, you’ll enjoy year-round amenities including an indoor pool, scenic walking paths, an amphitheatre, a lake, and outdoor skating in the winter months. This home shines with excellent curb appeal, featuring a triple paved driveway, double attached garage, and convenient RV parking. Inside, the open-concept layout is ideal for entertaining, showcasing abundant cabinetry, a large island, and a seamless flow that easily accommodates gatherings of all sizes. The fully developed basement offers two additional bedrooms plus a versatile den, making this an exceptional opportunity for larger families or those needing extra space. All of this is located close to parks, schools, and amenities—and priced attractively for today’s market. Homes in this location and price range don’t last—book your private showing today before this one is gone.