



**GRASSROOTS**  
REALTY GROUP

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4014 74 Avenue  
Lloydminster, Alberta

MLS # A2275560



**\$669,900**

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

**Heating:** In Floor, Forced Air, Hot Water, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** None

**Foundation:** Wood

**Features:** Kitchen Island, Pantry, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

You will have it all when you choose to purchase this immaculate 2 storey home!! Upgraded throughout the moment you walk through this immaculate home is the moment you will begin to appreciate all the detail and function that the floor plan exudes. Over 2298 square feet above grade means that your family will not outgrow this home! With four bedrooms upstairs and one bedroom down, this home has the space you are looking for plus more upgrades include but are not timist to: in-floor het in garage and basemen, oversized lot &ndash; which is beautifully landscaped &ndash; and no backyard neighbours, no carpet in home &ndash; Harwood and tile flooring upgrades throughout with engineered hardwood in the basement, upgraded cabinets and vanities with granite countertops. Gas fireplace in the main floor family room, 5-piece ensuite off the master bedroom with a double jacuzzi tub, large walk-in-closet, main floor laundry, high efficient boiler as well as forced air heat. This home should be on the top of your list/. Note: Home has been professionally repainted in December 2025.