



**GRASSROOTS**  
REALTY GROUP

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**4107 68 Avenue**  
**Lloydminster, Alberta**

**MLS # A2277481**



**\$489,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, Insulated, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Single-detached Residenti
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to this beautifully updated, modified bi-level in Lloydminster's Parkview Estates. Offering 1,347 sq ft of above-grade space, 5 bedrooms, and 3 bathrooms, this home delivers space, functionality, and timeless style. The living area features neutral tones and modern finishes, vaulted ceilings, and large windows that keep the space bright and inviting. The kitchen offers generous cabinetry, pantry storage, and a layout that flows perfectly into the dining area, ideal for everyday living and entertaining. The primary suite is privately set on its own level, complete with a large walk-in closet and a 5-piece ensuite with a jetted tub, a real standout for this price range. The fully finished basement adds two additional bedrooms, a full bath, a spacious family room, and a laundry room with a sink, built-in cabinetry, and a countertop for your washer and dryer. Additional highlights include central air conditioning, a double-attached heated garage, RV parking, and a large yard ready for summer enjoyment. Located within walking distance to schools and parks, and close to shopping and amenities. This is a well-rounded family home in one of Lloydminster's most established neighbourhoods, clean, current, and move-in-ready. 3D Virtual Tour Available.