



4006 65 Avenue
Lloydminster, Alberta

MLS # A2281362



\$408,000

Division: Parkview Estates

Type: Residential/House

Style: Bi-Level

Size: 1,220 sq.ft. **Age:** 2000 (26 yrs old)

Beds: 5 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.14 Acre

Lot Feat: Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectangular

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R

Foundation: Wood

Utilities: -

Features: Central Vacuum, Kitchen Island

Inclusions: NA

This Parkview Bilevel checks a lot of buyer's wants! It's flooded with light, has a large eat in kitchen with island, corner pantry, endless counterspace, and cabinetry galore. With 3 bedrooms up, a generous primary suite including an ensuite and walk-in closet. The lower level is completed with 2 more bedrooms, 3 pc bath with laundry room and a Family Room with enough room to work out, play and relax too! An attached double garage, fenced yard, deck and Central AC. Current owners have recently installed kitchen backsplash & stainless steel appliances .This home's next owner will feel fortunate all the work and maintenance is complete! Location is excellent with a short walk to elementary and high schools and shopping too!