



GRASSROOTS
REALTY GROUP

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**3503 70 Avenue
Lloydminster, Alberta**

MLS # A2289259



\$549,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Under Construction. Welcome to Parkview Estates. This brand new 1,228 sq.ft. bungalow backs directly onto the walking path and offers the flexibility today's buyers are looking for. The main floor features quartz countertops, a large island, vinyl plank flooring throughout, custom closet systems, and a convenient main floor laundry. The open layout is clean, modern, and built for everyday function. Upstairs offers 2 bedrooms, including a well-designed 3-piece primary suite. The basement is built with ICF foundation for added strength and efficiency, and is fully developed with 2 additional bedrooms, a second laundry area, and plumbing already in place for a future kitchen, creating excellent potential for a self-contained suite. Ideal for a nanny suite, extended family living, or a smart rental investment opportunity. A standout feature is the basement walkout directly into the heated double attached garage, offering practical access and added value. New Home Warranty is available, including a 10-year warranty program, providing added confidence and long-term peace of mind. Income potential, quality finishes, ICF construction, and a premium backing location.