



**4112 74 Avenue  
Lloydminster, Alberta**

**MLS # A2290689**



**\$489,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Lawn, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Preserved Wood

**Features:** Kitchen Island, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** Gas BBQ Hookup

Located in a family-friendly neighbourhood in Lloydminster, this well-maintained 1,406 sqft modified bi-level offers a functional layout with great space for everyday living. Built in 2008, this home features 4 bedrooms and 3 bathrooms, with a bright and open main living area designed for comfort and practicality. The kitchen has been beautifully updated with new quartz countertops and a modern backsplash, offering both style and durability while providing excellent workspace with an L-shaped island that flows seamlessly into the dining and living areas. The primary bedroom includes a private ensuite, while the fully finished basement provides additional living space with a large family room, bedroom, and full bathroom, ideal for families or guests. Outdoor living has also been enhanced with a two-tier deck addition, creating extra space for relaxing or entertaining. The fully fenced yard offers privacy and functionality and includes RV parking. Additional features include a heated garage, air conditioning, cultured stone exterior accents, and a stamped driveway. Offering a functional layout, valuable updates, and comfortable living space, this home is ready to be enjoyed.