



**4104 74 Avenue  
Lloydminster, Alberta**

**MLS # A2293233**



**\$529,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this thoughtfully crafted custom bungalow, seated on a generously sized lot with a expansive backyard. This five-bedroom, three-bath home delivers over 1,800 square feet of refined main-floor living, blending comfort, style, and ample space for family life. From the moment you enter, you’ll notice a distinctive, open layout that connects living, dining, and kitchen areas and a two-sided fireplace separating the living and dining rooms giving the space a cozy, home feeling. Soaring ceilings and wide windows flood the space with natural light, creating an inviting, sunlit ambiance. The kitchen offers abundant cabinet storage, pantry and quartz counter tops. The dining room has access to the massive covered back deck the runs the entire length of the back of the home. Five versatile bedrooms accommodate various needs, with the primary suite featuring a private ensuite for a tranquil retreat and access to the back covered deck. The main floor also features a large laundry room and access to the 21x23 attached heated garage. The fully finished basement expands your living space with a large recreation area, a flex space that is wired to be a theatre room, small kitchen space, two sizable bedrooms, and another bathroom with steam shower. Step outside to the expansive backyard—whether you envision a lush landscape, a play zone for kids & pets, or an entertainer’s oasis, this large lot provides endless possibilities. Enjoy the convenience of the location with easy access to shopping, restaurants, Bud Miller Park and local schools. This home also features fresh paint, new central air conditioning, an ICF basement construction and ample parking, including generous RV parking on the MASSIVE lot.