



**4201 74 Avenue
Lloydminster, Alberta**

MLS # A2294780



\$539,900

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|------------------|---|---------------|-------------------|
| Division: | Parkview Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,494 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular | | |

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|--------------------|--|-------------------|-----|
| Heating: | Floor Furnace, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Siding | Zoning: | LDR |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this well-maintained 5-bedroom, 3-bathroom modified bi-level located in a quiet Parkview neighbourhood in Lloydminster, Alberta. Offering a functional and spacious layout, this home is perfect for families looking for comfort, quality, and room to grow. The main floor features beautiful hardwood flooring, an open-concept living space, and plenty of natural light throughout. The kitchen offers ample cabinetry and flows seamlessly into the dining and living areas—ideal for both everyday living and entertaining. The private primary suite is located above the garage and includes a full ensuite and generous closet space. Two additional bedrooms and a full bathroom complete the main level. Downstairs, you’ll find a fully developed 9-foot basement with large windows, creating a bright and inviting space. Two more bedrooms, a full bathroom, and a spacious family room make this level perfect for guests, teenagers, or additional living space. Outside, enjoy the convenience of a triple-attached garage and a quiet, family-friendly location close to parks, walking paths, and amenities. This home shows very well and offers exceptional value in a sought-after neighbourhood. Check out the 3D virtual tour!