



**2912 65 Avenue Place
Lloydminster, Alberta**

MLS # A2297670



\$579,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,390 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Air Exchanger		

Nestled in one of Parkview's most sought-after and peaceful locations, this beautifully maintained 5-bedroom, 3-bathroom modified bi-level home offers the perfect blend of comfort, style, and convenience. Situated just steps away from the serene Bud Miller Park, you'll enjoy easy access to walking trails, recreational activities, and the natural beauty that this neighbourhood is known for. Upon entry, you'll immediately appreciate the spacious open-concept design and abundant natural light that fills the home. The main floor features a well-appointed living room, ideal for family gatherings, while the kitchen is a chef's dream, equipped with modern appliances and plenty of counter space for meal preparation. The dining area opens onto a large, inviting deck, perfect for outdoor entertaining or enjoying quiet evenings under the stars. With 5 generous bedrooms, including a master suite with an en-suite bath, this home provides ample space for your growing family or guests. The fully finished lower level boasts a cozy family room, an additional bedroom, and a full bath—making it perfect for hosting friends or creating a private retreat. Outside, the meticulously maintained, fully fenced yard offers privacy and a secure space for children and pets to play. The oversized garage provides room for both vehicles and extra storage. Whether you're relaxing at home, enjoying a walk through the park, or taking advantage of the proximity to schools, shopping, and dining, this home checks all the boxes for a perfect family retreat in a highly desirable, quiet location. Don't miss the opportunity to own this exceptional home—schedule a showing today! Check out the 3D virtual tour!