



**GRASSROOTS**  
REALTY GROUP

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**2902 65 AVENUE PLACE**  
**Lloydminster, Alberta**

**MLS # A2298838**



**\$674,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Insulated, RV Access/Pa		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Nei		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Wired for Sound		

**Inclusions:** N/A

Backing onto the beautiful Bud Miller Park on a lot of over 10,000 square feet, this stunning bungalow is a rare find in a quiet, family-friendly cul-de-sac. From the moment you step inside, the thoughtful floor plan impresses. A generous foyer welcomes you in, with a den at the front before opening into the bright, airy main floor. Vaulted ceilings and updated flooring flow throughout, while oversized windows frame spectacular views of the lush backyard and parkland beyond. The kitchen features updated countertops and a pantry, seamlessly overlooking the dining area and living room &mdash; anchored by a cozy gas fireplace, it's the perfect space for both everyday living and entertaining. The spacious primary suite offers a fully updated ensuite complete with a jet tub, separate shower, and water closet. Rounding out the main floor are a full bathroom, a dedicated laundry room, and direct access to the heated 27x26 attached garage. Downstairs, the fully finished basement with 9-foot ceilings provides exceptional additional living space, featuring two large bedrooms, a private office, a family room, a full bathroom, and abundant storage. Outside, the property offers RV parking and plenty of room to enjoy. Recent updates include new shingles (2024) and a new water heater (2025), with central air conditioning for year-round comfort &mdash; all sitting on a solid concrete foundation. A truly special home that checks every box &mdash; inside and out.