



**3403 60 Avenue
Lloydminster, Alberta**

MLS # A2301209



\$409,900

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|------------------|---|---------------|-------------------|
| Division: | Parkview Estates | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,294 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, RV Access/Parking | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Garden, Landscaped, No Neighbours Behind | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | LDR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Storage | | |

Inclusions: N/A

Located on a quiet, family-friendly street in Parkview Estates with no back neighbours and walking distance to Bud Miller Park, this fantastic floorpan has space for the whole family! The main floor has a generous sized living room, eat-in kitchen with the dining space having direct access to the landscaped, private yard. Upstairs you'll find a full bathroom with jet tub, 3 good sized bedroom with the primary bedroom featuring a walk-in closet and ensuite. The lower level has an additional bathroom, bedroom and a cozy family room featuring a gas fireplace. The basement is fully finished with a rec room, den and storage space. This home also features brand new central air conditioning, RV parking, shingles are approx 5 years old and updated eavestroughs, fresh paint throughout, New washer, dryer, dishwasher and water heater! This home is move in ready! Interior pictures will be available April 14. Public open house April 16 5:30-7:00.