



**3908 74 Avenue  
Lloydminster, Alberta**

**MLS # A2303866**



**\$489,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Lawn, Rectangular Lot, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Natural Gas BBQ Hookup, T.V. Mounts, Vacuum power Nozzle, Play structure, Firepit,

Welcome to 3908 74th Avenue, a beautiful modified bi-level built in 2012 offering 1,357 sq. ft. of well-designed living space. This well-cared-for home features five bedrooms and three full bathrooms, making it an excellent choice for growing families. The main living area offers a bright and functional layout, while the home is equipped with central air conditioning and central vacuum for added comfort and convenience. Outside, you'll appreciate the RV parking, a storage shed, and the added privacy of no rear neighbours, as the property backs onto a berm. Conveniently located with easy access to 75th Avenue, this home provides quick connections to key amenities and main routes. A fantastic opportunity to own a spacious family home in a great location—this one deserves a look!