



**4111 68 Avenue  
Lloydminster, Alberta**

**MLS # A2304962**



**\$447,500**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, I		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

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

**Inclusions:** N/A

Welcome to this beautifully maintained bungalow on a quiet, family-friendly street in Parkview. Built on a solid concrete foundation, this home delivers comfort, space, and peace of mind with recent upgrades including new shingles (2022), water heater (2025), and central air conditioning. The open-concept main floor is designed for both entertaining and everyday life. The kitchen stands out with a generous island, walk-in pantry, garburator, and plenty of counter and storage space. Four bedrooms total—two up, two down—with the primary offering double closets and a full ensuite. Outside, you'll find a landscaped, fully fenced backyard with excellent privacy. The oversized 23x25 heated garage plus dedicated RV parking make this a rare find for anyone needing extra room. If move-in ready is what you're after, this is it!