



**GRASSROOTS**  
REALTY GROUP

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**3709 70 Avenue**  
**Lloydminster, Alberta**

**MLS # A2197601**



**\$639,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Wood Siding

**Foundation:** ICF Block

**Features:** High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Welcome to this exceptional raised bungalow under construction in the rapidly developing Parkview neighborhood of Lloydminster. Located at 3709 70 Avenue, this stunning home is set to offer over 1,400 sq. ft. of modern living space and backs onto the scenic Holy Rosary High School football field, providing beautiful views and easy access to local amenities. The raised bungalow design offers an open, airy feel with 3 bedrooms upstairs and 2 additional bedrooms downstairs. The ICF (Insulated Concrete Form) basement ensures superior insulation and energy efficiency, making it not only a strong and durable foundation but also a quieter, more comfortable living space. The basement will include a legal suite with a separate entry, providing the perfect opportunity for rental income or multi-generational living. The home's main floor features main floor laundry and modern finishes such as luxurious vinyl plank flooring, sleek quartz countertops and smart lighting that adds convenience and efficiency to your everyday living. The living room is complemented by a feature wall that adds a touch of elegance, and the 3-piece ensuite in the master bedroom provides a private retreat to unwind. The oversized double attached heated garage offers ample space for your vehicles and storage, while the home is equipped with central air conditioning for year-round comfort. With time still available to choose your colors and personalize the finishes, this is a fantastic opportunity to own a brand-new home in one of Lloydminster's most sought-after neighborhoods.