

\$434,900 - 4104 74 Avenue, Lloydminster

MLS® #A2071641

\$434,900

5 Bedroom, 3.00 Bathroom, 1,822 sqft
Residential on 0.21 Acres

West Lloydminster City, Lloydminster, Alberta

SELLER IS OFFERING A \$5000 CASH incentive at close to buyers to customize the home. Welcome to this stunning custom-built bungalow nestled on a spacious lot with a generous backyard. This five-bedroom, three-bathroom home boasts over 1800 sq. ft. of luxurious living space on the main floor, offering comfort, style, and ample room for your family's needs. Upon entering, you'll be greeted by an inviting unique layout that seamlessly connects the living, dining, and kitchen areas. The high ceilings and large windows flood the space with natural light, creating a warm and welcoming atmosphere. The kitchen features plenty of cabinet space, making it a perfect hub for culinary enthusiasts and family gatherings. The adjacent dining area overlooks the backyard, providing a lovely view. The five bedrooms provide versatility for your needs. The primary bedroom includes an ensuite bathroom, providing a private retreat for relaxation. The fully finished basement hosts a large rec room, den rec space, two large bedrooms and another full bathroom. Step outside to the expansive backyard whether you dream of a lush garden, a play area for kids, or a serene oasis for outdoor entertainment, this backyard offers endless possibilities with the ample space. Conveniently located in Parkview Estates you'll enjoy easy access to Bud Miller park and schools. This home offers an ICF basement and ample parking with the MASSIVE lot and RV parking. Don't miss the



opportunity to own this custom bungalow with a big backyard.

Built in 2009

Essential Information

MLS® #	A2071641
Price	\$434,900
Sold Price	\$415,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,822
Acres	0.21
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4104 74 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H6

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, RV Access/Parking

Interior

Interior Features	Jetted Tub, Kitchen Island, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	August 10th, 2023
Date Sold	January 16th, 2024
Days on Market	159
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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