

\$519,900 - 4107 74 Avenue, Lloydminster

MLS® #A2109906

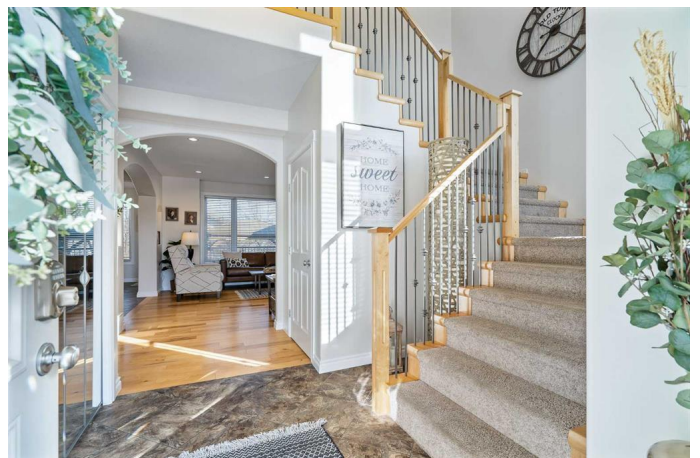
\$519,900

4 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 0.18 Acres

West Lloydminster City, Lloydminster, Alberta

Youâ€™ll love the layout and style of this beautiful custom 2-story in Parkview Estates! Greeted with great curb appeal including a mature yard, and the convenience of a triple wide concrete driveway with RV parking! The bright foyer is open to above and looks through to a gorgeous living room with 9â€™ ceilings, hardwood floors, gas fireplace and large windows looking out to the backyard. The large kitchen features ample counter and cupboard space and the dining room provides plenty of room for a table that seats 8! The main floor also includes laundry and a 2-piece bathroom. Upstairs youâ€™ll find 3 generous sized bedrooms including a spacious primary bedroom with large walk-in closet and 4-piece ensuite including a corner jet tub and tiled shower. The basement also features 9â€™ ceilings and the family room is accented with a beautiful corner gas fireplace. Another large bedroom, 4-piece bathroom and mechanical room with extra storage and laundry hookups complete the basement. The backyard is your own oasis and is an amazing place to entertain. It features a large 2-tiered deck with gazebo that looks out to a mature tree lined yard and landscaped with raised gardens beds. Additional highlights include: professionally painted in the last year plus new kitchen backsplash and fireplace mantle, oversized double heated garage (can accommodate a ½ ton and full sized SUV), central A/C, automatic underground sprinklers, shed, gas line for BBQ. One of the owners is a



licensed REALTOR® in AB & SK

Built in 2008

Essential Information

MLS® #	A2109906
Price	\$519,900
Sold Price	\$517,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,832
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4107 74 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H6

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, RV Access/Parking

Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Gazebo, Lawn, Landscaped, Level, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 12th, 2024
Days on Market	18
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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