

\$419,999 - 3307 61 Avenue, Lloydminster

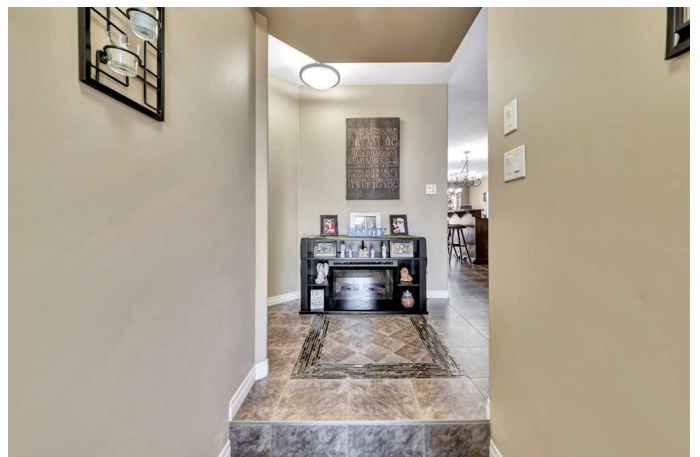
MLS® #A2119429

\$419,999

5 Bedroom, 3.00 Bathroom, 1,356 sqft
Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

This must-see Parkview home has a lot of value-added features and you will be impressed by the attention to detail! Located in the highly desirable Parkview neighborhood, this stunning 5-bed, 3-bath bungalow has been extensively updated and renovated. Improvements include: Hardwood in the living room and bedrooms; Tile flooring in the entryway, kitchen, dining room, laundry room and hallway; Refreshed main floor paint; Kitchen island changed to a 2-tier island with pull up seating; Kitchen counter tops and sink were replaced; Updated main floor bathrooms; Stair railing changed; Stair lighting added. Other improvements include upgraded lighting throughout the home, new downstairs bathroom (2 years ago), new washer and dryer (2 years ago), new eaves troughing (4 years ago), and new shingles (5 years ago). The refrigerator, stove, dishwasher and water heater were replaced 7 years ago. You will love the big beautiful bay window in the warm and welcoming living room. There is plenty of room for the family to gather in the modern kitchen and adjacent spacious dining room that has direct access to the covered backyard deck. The primary bedroom easily fits a king size bed and includes a walk-in closet and a 3-piece ensuite. Two more well-sized bedrooms and the main 4-piece family bathroom, with with oversize shower and heated floor, complete the main level. The basement family room with gas fireplace is a great space for entertaining friends. There are



two large bedrooms and a 4-piece bath room with heated jacuzzi tub also on this level. The backyard is fenced and beautifully landscaped. A double attached heated and insulated garage with rear overhead door completes this incredible package. As a resident of this home, youâ€™ll be conveniently located near schools, Bud Miller Park, the indoor community pool, tennis courts and walking paths. Schedule your showing today!

Built in 1997

Essential Information

MLS® #	A2119429
Price	\$419,999
Sold Price	\$405,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,356
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3307 61 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	July 19th, 2024
Days on Market	107
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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