

\$499,000 - 2806 67a Avenue close, Lloydminster

MLS® #A2140613

\$499,000

5 Bedroom, 3.00 Bathroom, 1,302 sqft
Residential on 0.16 Acres

Parkview Estates, Lloydminster, Alberta

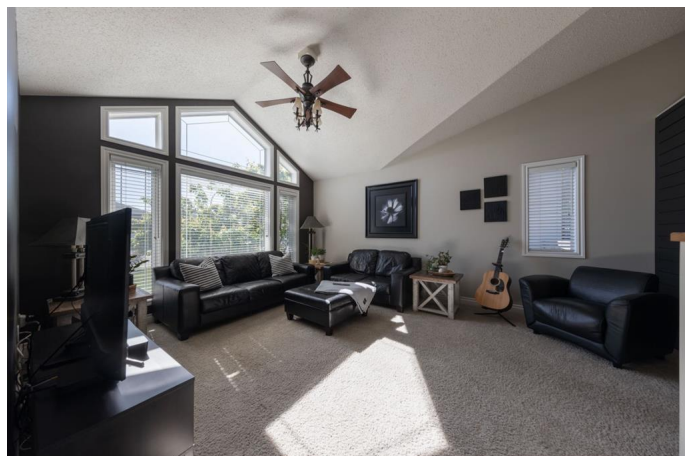
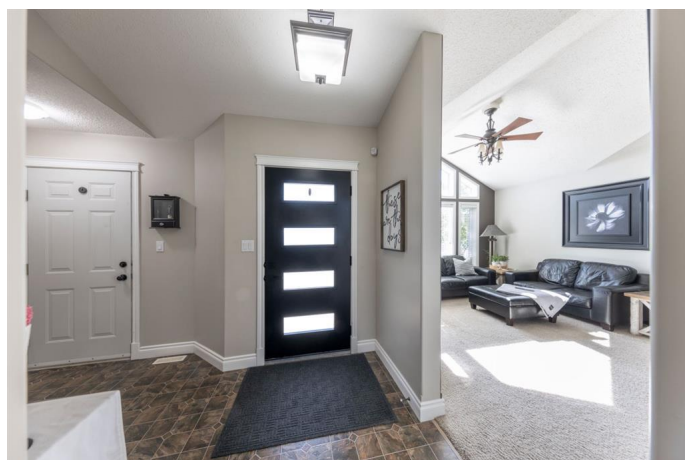
This charming 5-bedroom bungalow, lovingly maintained by its original owner, is now ready for its next chapter. Step inside and be greeted by an abundance of natural light, courtesy of the numerous windows that fill every room with warmth and sunshine.

The spacious layout includes 3 modern bathrooms and a large family room in the basement, perfect for movie nights or entertaining friends. The heart of the home is the kitchen, featuring elegant quartz countertops that are as functional as they are beautiful.

Step outside to your own private oasis. The backyard is a serene retreat with a well-manicured lawn and a private deck, ideal for summer barbecues or a peaceful morning coffee. The double attached garage offers convenience and additional storage space.

Located in a quiet close, this home is perfect for families and those who enjoy a sense of community. The neighbors are known for hosting fantastic block parties, creating a friendly and welcoming atmosphere. Plus, you're just a stone's throw away from Bud Miller Park and its scenic walking trails, making it easy to stay active and enjoy the outdoors.

Don't miss out on this delightful bungalow that combines comfort, style, and a true sense of



community. Your new home adventure awaits
in Parkview

Built in 2005

Essential Information

MLS® #	A2140613
Price	\$499,000
Sold Price	\$487,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2806 67a Avenueclose
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3K3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

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

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Cul-De-Sac, Few Trees, Lawn
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 11th, 2024
Days on Market	29
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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