

\$549,900 - 3601 70 Avenue, Lloydminster

MLS® #A2141022

\$549,900

5 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Experience the epitome of modern living and convenience at 3601 70 Avenue, Lloydminster, AB where every detail has been thoughtfully designed to elevate your lifestyle. Nestled in the sought-after Parkview Estate neighbourhood, this under-construction masterpiece offers over 1300 sq. ft. of meticulously crafted living space. Step inside to discover five spacious bedrooms and three bathrooms, providing the perfect backdrop for your family's story. The home exudes contemporary elegance with its striking vinyl plank flooring and dazzling quartz countertops. Each room is adorned with stylish accents, creating a harmonious fusion of comfort and sophistication. But that's not all. Embrace Alberta's ever-changing seasons with the comfort of central air conditioning for those sweltering summer days and revel in the convenience of a heated garage to ward off winter's chill. This home is designed with your year-round comfort in mind. You'll find yourself mere steps away from schools and parks, making every day a breeze. Plus, the property backs onto a tranquil green space, providing both a serene backdrop and added privacy for your family's enjoyment. 3601 70 Avenue isn't just a house; it's a lifestyle upgrade. It's a place where daily routines become moments of joy, and where dreams are realized. Your dream home is right here, waiting for you to make it your own.

Built in 2023



Essential Information

MLS® #	A2141022
Price	\$549,900
Sold Price	\$560,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,361
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3601 70 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Stone Counters
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, City Lot, Irregular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 31st, 2024
Days on Market	47
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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