

\$338,900 - 3304 65 Avenue, Lloydminster

MLS® #A2152048

\$338,900

4 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Located close to schools and paths to Bud Miller Park this excellent starter bungalow with double attached heated garage is a great opportunity for home ownership. This home has 3 bedrooms on the main floor, large kitchen, brand new garden doors to the large deck and lower patio, fully fenced yard with shed, fruit trees & garden box. The basement is fully finished, freshly re-painted with a huge family room, one large bedroom with an attached 3 pce bathroom, excellent storage/laundry area, and a games area. The master bedroom has an attached 3 pce ensuite. All appliances are included. This home is ready for immediate possession, is air conditioned and ready to welcome a new family to enjoy. You don't need to worry about shingles, because they were replaced in 2023 and water heater in 2017.

Built in 2002

Essential Information

MLS® #	A2152048
Price	\$338,900
Sold Price	\$334,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,104
Acres	0.14



Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3304 65 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 7th, 2024
Days on Market	15

Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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