

\$394,900 - 3303 67 Avenue, Lloydminster

MLS® #A2165748

\$394,900

4 Bedroom, 3.00 Bathroom, 1,298 sqft
Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

In a quiet neighborhood, this home offers the perfect blend of comfort and convenience, just steps away from Holy Rosary High School and Ecole St. Thomas. The heart of this home is its updated kitchen, featuring sleek cabinetry, quartz island and countertops with the appliances you'll need – plus a convenient pantry for extra storage.

The cozy gas fireplace in the living room is the ideal focal point, adding warmth to the space. Upstairs, you'll find a master suite that truly stands out. Tucked above the garage, it boasts a walk-in closet and a private, updated ensuite with a tiled shower, creating a personal retreat.

On the main level, there's an additional bedroom and a 4-piece bathroom. The finished basement expands your living space with a comfortable family room, two more bedrooms, and another full bathroom. The laundry/utility room doubles as a large storage area – so you'll never run out of space.

Step outside, and you'll find a backyard designed for both relaxation and practicality. The deck off the dining room leads down to a landscaped yard, complete with a patio that's perfect for summer evenings. There's also a concrete pad currently serving as a fire-pit area, though it can easily be converted back into RV parking if needed.



A heated double attached garage with taps offers plenty of room for your vehicles, and there's even an additional parking pad along the side for extra convenience. This yard's unique design needs to be seen to be fully appreciated!

Built in 2004

Essential Information

MLS® #	A2165748
Price	\$394,900
Sold Price	\$390,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	3303 67 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J1

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows,
-------------------	--

	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 5th, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.