# \$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 â€" plus a convenient pantry for extra storage.

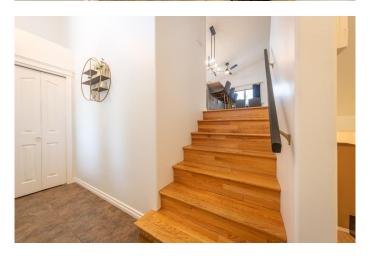
The cozy gas fireplace in the living room is the ideal focal point, adding warmth to the space. Upstairs, you'll find a master suite that truly stands out. Tucked above the garage, it boasts a walk-in closet and a private, updated ensuite with a tiled shower, creating a personal retreat.

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 â€" so you'll never run out of space.

Step outside, and you'II 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

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