

\$394,900 - 3305 61 Avenue, Lloydminster

MLS® #A2191280

\$394,900

5 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this beautifully cared-for 1200 sq. ft. bilevel home, ideally situated just steps away from the popular Bud Miller Park. Perfect for a young family, this spacious home offers a well-thought-out layout with three bedrooms on the main floor and two additional bedrooms on the lower level, providing plenty of room for growth. There's even ample space to add another bedroom if needed!

The home boasts recent updates, including new shingles in 2020, central air conditioning installed in 2022, and eye-catching stone accents and parging on the exterior. For added convenience, underground sprinklers have been installed to keep your lawn lush and vibrant all summer long.

Lovingly maintained over the years, this home is ready for its next family to make memories. Don't miss out on this fantastic opportunity to live near one of the area's most beautiful parks!

Built in 1997

Essential Information

MLS® #	A2191280
Price	\$394,900
Sold Price	\$385,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,202
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3305 61 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 30th, 2025
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Date Sold	March 11th, 2025
Days on Market	39
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY ELITE
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