



GRASSROOTS
REALTY GROUP

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30, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2274986



\$724,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,282 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Exceptional exterior street appeal on this custom plan- we know that you will love pulling up to the front of this home every day after you buy it! This custom plan is perfect for any combination of homeowner-empty nester, older kids or new family. This home is fully finished with all the upgrades you are looking for in an executive home.. Located within a gated community, offering the convenience of increased greenspace and common area for you and your families enjoyment- this subdivision provides added security that comes from the gated entrance and offers walking trails and owner amenity not found in other locations. The home boast 9' ceilings on the main floor and the basement, triple attached/heated garage, 2 fireplaces framed within a wall of windows on the main floor and in the basement-nicely appointed for comfort and livability.. we know you will love the feature wall these fireplaces are located. Additional upgrades include railing on the main floor and stairway, Heat Recovery Ventilator, upgraded finishing, tile shower in ensuite, hardy board siding, cultured stone accents and so much more!!