



4112 74 Avenue
Lloydminster, Alberta

MLS # A2290689



\$489,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,406 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Beach, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Gas BBQ Hookup

Located in a family-friendly neighbourhood in Lloydminster, this well-maintained 1,406 sqft modified bi-level offers a functional layout with great space for everyday living. Built in 2008, this home features 4 bedrooms and 3 bathrooms, with a bright and open main living area designed for comfort and practicality. The kitchen has been beautifully updated with new quartz countertops and a modern backsplash, offering both style and durability while providing excellent workspace with an L-shaped island that flows seamlessly into the dining and living areas. The primary bedroom includes a private ensuite, while the fully finished basement provides additional living space with a large family room, bedroom, and full bathroom, ideal for families or guests. Outdoor living has also been enhanced with a two-tier deck addition, creating extra space for relaxing or entertaining. The fully fenced yard offers privacy and functionality and includes RV parking. Additional features include a heated garage, air conditioning, cultured stone exterior accents, and a stamped driveway. Offering a functional layout, valuable updates, and comfortable living space, this home is ready to be enjoyed.