



GRASSROOTS
REALTY GROUP

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72, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2292155



\$579,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,380 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Air Exchanger

Welcome to the gated community of Lakeshore Estates, one of Lloydminster's desirable locations surrounded by the beautiful Parkview area and steps from Bud Miller Park, walking paths, and outdoor recreation. This well-maintained 1,380 sq.ft. bi-level offers space, functionality, and modern updates throughout. The main floor features vaulted ceilings and an open layout, creating a bright and inviting living space. The kitchen is designed for everyday living, with alder cabinetry, a corner pantry, stainless steel appliances, a gas stove, an electrified island, and a dining area that leads directly to the deck with a BBQ gas line. A standout feature is the refreshed main-floor laundry room with a sink, offering convenience and extra storage. The spacious primary bedroom includes a walk-in closet and a 5-piece ensuite with dual sinks and linen storage. The fully finished basement features high ceilings, a large family room wired for sound, three additional bedrooms, a full bathroom, and ample storage. Outside, you'll find a landscaped and fenced yard, a cobblestone patio with a firepit area, RV parking, and a shed with power. The 24' x 27' heated double-attached garage provides ample space for vehicles and storage. Located in a private, gated neighbourhood with low monthly condo fees that cover street snow removal and garbage services. A great opportunity to enjoy space, privacy, and location all in one. 3D Virtual tour Available!