



**3409 61 Avenue
Lloydminster, Alberta**

MLS # A2300855



\$414,900

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|------------------|---------------------------|---------------|-------------------|
| Division: | Parkview Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,255 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot, Irregular Lot | | |

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

Inclusions: Alarm system rented

Bud Miller Park, walking paths and schools are just steps away from this great family home in Parkview Estates! Perfectly positioned for busy families, this bungalow offers the ultimate blend of comfort, space, and everyday convenience in one of Lloydminster's most desirable neighborhoods. The main floor features 3 bedrooms and 2 bathrooms, including a private 3-piece ensuite, along with a generous kitchen, dining, and living area that makes family meals and entertaining effortless. Whether it's weeknight dinners or weekend gatherings, this layout is designed to bring everyone together. Downstairs, you'll find a spacious family room and rec room—ideal for movie nights, a home gym, or giving the kids plenty of room to play and unwind. A 3-piece bathroom and ample storage space add even more functionality to the lower level. Step outside and enjoy the brand new 16'x16' deck, perfect for summer BBQs and relaxing evenings while the kids play nearby. Additional highlights include a heated double garage, shed, durable fencing, a 2-stage furnace replaced in 2021, updated kitchen appliances in 2023, washer and dryer in 2022, smart garage door openers in 2020, and shingles approximately 10 years old. This is the lifestyle your family has been waiting for—space, comfort, and unbeatable proximity to everything that matters most.