



**3908 74 Avenue
Lloydminster, Alberta**

MLS # A2303866



\$489,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,357 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Lawn, Rectangular Lot, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Natural Gas BBQ Hookup, T.V. Mounts, Vacuum power Nozzle, Play structure, Firepit,

Welcome to 3908 74th Avenue, a beautiful modified bi-level built in 2012 offering 1,357 sq. ft. of well-designed living space. This well-cared-for home features five bedrooms and three full bathrooms, making it an excellent choice for growing families. The main living area offers a bright and functional layout, while the home is equipped with central air conditioning and central vacuum for added comfort and convenience. Outside, you'll appreciate the RV parking, a storage shed, and the added privacy of no rear neighbours, as the property backs onto a berm. Conveniently located with easy access to 75th Avenue, this home provides quick connections to key amenities and main routes. A fantastic opportunity to own a spacious family home in a great location—this one deserves a look!