



6, 2715 73 Avenue  
Lloydminster, Alberta

MLS # A2314181



**\$619,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Gas BBQ Hookup

Tucked into the secure and peaceful community of Lakeshore Estates, this beautiful raised bungalow offers the perfect blend of family living, quiet surroundings, and outdoor adventure just steps from Bud Miller All Seasons Park. With direct walking paths leading straight to the park, your family can enjoy playgrounds, trails, green space, and year-round recreation right from the neighbourhood. Inside, this spacious 4-bedroom, 3-bathroom home welcomes you with a stunning foyer, 9&rsquo; ceilings, and rich hardwood floors throughout the main level. The thoughtfully designed kitchen is sure to impress with upgraded cabinetry, quartz countertops, and a large island that creates the perfect gathering place for busy family mornings and weekend entertaining. Expansive rear windows fill the dining and living areas with natural light while showcasing views of the covered deck and fully fenced backyard. The fully developed basement adds even more room for the family with a huge recreation space, two additional bedrooms, a 4-piece bathroom, and generous storage with laundry. Young families will love the added bonus of the exclusive neighbourhood playground located right outside the back fence. Safe, quiet, and available for immediate possession, this is a home where lasting family memories are waiting to be made.