



GRASSROOTS
REALTY GROUP

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3701 70 Avenue
Lloydminster, Alberta

MLS # A2317481



\$609,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	6437.00 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asbestos, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this brand-new home in Lloydminster. Thoughtfully designed with both style and functionality in mind, this property offers four bedrooms, three bathrooms, and the convenience of both main floor and basement laundry areas. The heart of the home is the impressive kitchen, featuring an abundance of custom cabinetry, quartz countertops throughout, and plenty of workspace for cooking, entertaining, and everyday living. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting atmosphere for family and guests alike. The fully developed basement expands your living space with a spacious family room, two additional bedrooms, a full bathroom, and a second laundry area, providing flexibility for growing families, guests, or multi-generational living. Outside, you'll appreciate the fenced backyard backing onto an open field, offering added privacy and beautiful views. Complete with a heated attached garage and attractive curb appeal, this home combines quality craftsmanship and modern finishes. An excellent opportunity to own a brand-new home designed for today's modern lifestyle, with completion just around the corner.