



GRASSROOTS
REALTY GROUP

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4109 66 Avenue
Lloydminster, Alberta

MLS # A2320901



\$449,950

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,206 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained bi-level in the highly sought-after Parkview neighborhood, offering the perfect blend of style, space, and functionality. A welcoming foyer and elegant chandelier set the tone as you enter the home. Upstairs, the bright west-facing living room is filled with natural light and overlooks the surrounding neighborhood. The updated kitchen is designed for everyday living and entertaining, featuring granite countertops, a large island, spacious pantry, and newer appliances. The adjoining dining area provides access to the impressive two-tier deck, with a covered upper level ideal for enjoying summer BBQs and relaxing evenings outdoors. The main floor offers a spacious primary suite complete with a custom walk-in closet and beautifully appointed ensuite featuring double vanities and a tiled shower. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, the expansive family room with gas fireplace provides plenty of space for movie nights, games, and gatherings. Two more bedrooms, a full bathroom, dedicated office, laundry room, and ample storage add to the home's versatility. Outside, you'll appreciate the double attached heated garage, RV parking, and newer shingles, offering both convenience and peace of mind. Located in one of Lloydminster's most desirable neighborhoods, this exceptional home offers space for the whole family and is ready for its next chapter.