



**GRASSROOTS**  
REALTY GROUP

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35, 2715 73 Avenue  
Lloydminster, Alberta

MLS # A2322744



**\$925,000**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other, Stone, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Imagine waking up each morning to tranquil waterfront views in one of Lloydminster's most prestigious neighbourhoods—Lakeshore Estates. This exceptional executive bungalow offers over 1,800 square feet of beautifully designed living space, perfectly positioned on the water with direct access to the scenic walking trails leading straight to Bud Miller All Seasons Park. Pull into your stunning aggregate driveway and step into a home where quality craftsmanship and thoughtful design are evident throughout. The massive triple-car garage, complete with premium epoxy flooring, provides plenty of room for vehicles, toys, and storage, while underground sprinklers keep the professionally landscaped yard looking its best with minimal effort. Inside, you'll discover a spacious and inviting layout featuring six bedrooms and four bathrooms, offering flexibility for growing families, guests, or a dedicated home office. The gourmet kitchen is the heart of the home, showcasing pristine quartz countertops, custom cabinetry, and ample space for entertaining family and friends. Rich hardwood flooring flows throughout the main living areas, creating a warm and elegant atmosphere. The fully finished basement expands your living space even further, providing endless possibilities for recreation, relaxation, and hosting visitors. Whether you're enjoying a morning coffee overlooking the water, taking an evening stroll along the nearby trails, or entertaining in your beautifully appointed home, this property delivers the perfect blend of luxury, comfort, and lifestyle. Meticulously maintained and move-in ready, this rare waterfront opportunity combines premium finishes, generous living space, and an unbeatable location in one of Lloydminster's most sought-after communities. Experience it for yourself—be sure to explore the 3D

virtual tour.