



**3805 65 Avenue  
Lloydminster, Alberta**

**MLS # A2324841**



**\$479,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** T.V. Mounts, Alarm system owned, Natural Gas BBQ Hookup

This one won't last long..... The moment you walk through the door you will be convinced- so many upgrades and updates over the years, and this place shows 10/10 because of the care and maintenance the owner has shown during the time they have owned it. There is a total of 5 bedrooms plus a den and three bathrooms- all the space you will need for a growing family. The kitchen was updated with new kitchen cabinets and countertops in 2017- this kitchen has tons of storage and a huge island that any homeowner would appreciate- the large dining area will fit even the largest table with lots of room to spare Main floor has been updated with vinyl plank flooring and the basement carpet in the family room has been recently replaced. There is a feature gas fireplace in the downstairs family room which is an asset for those cold winter nights with your family... Additional updates and features include, central air conditioning, updated lighting, updated vanities in the bathrooms, water softener, newer furnace in 2015, newer hot water tank in 2017, basement upgrades in the last few months, some newer windows, underground sprinklers, newer shingles in the last 3 years, extra parking (RV) in a triple wide concrete driveway, some updated appliances- this home will not last long!