



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3805 70 Avenue
Lloydminster, Alberta

MLS # A2328273



\$809,950

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		
Inclusions:	N/A		

Welcome to this spacious 2-storey home located on a quiet cul-de-sac in Parkview, backing onto Holy Rosary. The exterior offers great curb appeal with a welcoming front porch, Gemstone lights, underground sprinklers, a covered rear composite deck, and a triple attached garage with an additional rear garage pad, providing plenty of parking and storage options. Inside, the home features a functional layout with vinyl plank flooring throughout the main living areas. The front office provides a dedicated workspace, while the living room offers a cozy gas fireplace and opens into the spacious kitchen and dining area. The kitchen is designed for everyday living and entertaining with a large island, plenty of cabinetry, and a butler's pantry for additional storage and organization. Upstairs you'll find a bonus room, three bedrooms, a 4-piece bathroom, and a convenient laundry room. The primary bedroom includes a walk-in closet and a 3-piece ensuite, creating a comfortable space to unwind. The fully developed basement adds even more living space with a large family room, two additional bedrooms with carpet, a 4-piece bathroom, and a second laundry area located in the furnace room. With five bedrooms, multiple living spaces, and a desirable Parkview location, this home offers the space and flexibility families are looking for.