



GRASSROOTS
REALTY GROUP

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59, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2339695



\$479,777

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,355 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Gated, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Picture yourself coming home to one of Lloydminster's most sought-after communities, where quiet streets, a secure gated neighbourhood, and the beauty of Bud Miller All Seasons Park are all just steps from your front door. This beautifully designed modified bi-level offers the perfect blend of comfort, style, and low-maintenance living—ideal whether you're starting out, downsizing, or growing your family. From the moment you walk inside, you're welcomed by a bright, open-concept layout that makes everyday living feel effortless. The kitchen features a large island that's perfect for morning coffee, family meals, or gathering with friends, along with a corner pantry and stylish mosaic backsplash that adds both function and flair. The main floor offers two versatile bedrooms, giving you the flexibility to create children's rooms, a guest retreat, or the perfect home office. Upstairs, you'll love escaping to your private primary suite, complete with a spacious walk-in closet and a four-piece ensuite designed for relaxation at the end of the day. The fully finished basement expands your living space with two additional bedrooms, a cozy family room anchored by a gas fireplace, a three-piece bathroom, and an oversized laundry room that adds everyday convenience and extra storage. Outside, enjoy the benefits of an attached heated garage and the peace of mind that comes with living in a secure gated community. With quick access to 75th Avenue shopping, Highway 16, and countless walking trails and recreation opportunities at Bud Miller All Seasons Park, you'll love the lifestyle that comes with calling Lakeshore Estates home. This is more than a home—it's your chance to settle into a welcoming community and enjoy the space, comfort, and convenience you've been looking for. Check out the 3D virtual tour!

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