



GRASSROOTS
REALTY GROUP

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4014 74 Avenue
Lloydminster, Alberta

MLS # A2341869



\$649,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating: In Floor, Forced Air, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Wood

Features: Kitchen Island, Pantry, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

You will have it all, when you choose to purchase this immaculate 2 storey home!! Upgraded throughout- the moment you walk through this immaculate home, is the moment you will begin to appreciate all the detail and the function that the floor plan allows...… a huge family home with over 2276 square feet above grade, means that your family will not outgrow this home! With four bedrooms upstairs and one bedroom down, this home has the space you are looking for plus so much more. The upgrades include, but are not limited to: in-floor heat in garage and basement, oversized lot – which is beautifully landscaped – and no backyard neighbours, no carpet in home – Hardwood and tile flooring upgrades throughout with engineered hardwood in the basement, upgraded cabinets and vanities with granite countertops. Gas fireplace in the main floor family room, 5-piece ensuite off the primary bedroom with a double jacuzzi tub, large walk-in-closet, main floor laundry, high efficient boiler as well as forced air heat. This home should be on the top of your list. Note: Home has been professionally repainted in December 2025. New basement flooring in Spring of 2026.