



GRASSROOTS
REALTY GROUP

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3605 70 Avenue
Lloydminster, Alberta

MLS # A2343409



\$869,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, High Ceilings, Quartz Counters, See Remarks		

Inclusions: n/a

UNDER CONSTRUCTION in Parkview Estates! Here is your opportunity to own a brand-new 2,300 sq.ft. two-storey at 3506 70 Avenue in Lloydminster, AB. Designed with today's family in mind, this impressive floor plan offers 4 bedrooms, 3 bathrooms, a spice kitchen, open-to-below design, bonus room, and a main-floor bedroom with a full bathroom. The upper level includes the spacious primary bedroom with ensuite and walk-in closet, along with additional bedrooms and family living space. Quality finishes are planned throughout, including quartz countertops and vinyl plank flooring on the main level. The home also features a double attached heated garage and an ICF basement, which will be left unfinished and ready for the new owner to develop to suit their needs. Located in desirable Parkview Estates, this new construction offers a modern exterior, functional family layout and the opportunity to be the first to call it home. PLEASE NOTE: This home is currently under construction. Photos/renderings shown are virtual representations of the proposed finished home and are for illustration purposes only. Actual finishes, colours and completed product may vary.