



GRASSROOTS
REALTY GROUP

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3102 65 Avenue
Lloydminster, Alberta

MLS # A2343939



\$459,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,169 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, 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, Pantry, See Remarks		

Inclusions: Fridge & Freezer in Garage

Welcome to this spacious 6-bedroom, 3-bathroom bi-level located in desirable Parkview Estates, just minutes from Bud Miller All Seasons Park, walking paths, schools, and amenities. Offering just over 1,160 sq. ft. above grade, this well-maintained home has seen numerous updates over the past few years, including appliances, kitchen flooring, a new kitchen sink and faucet, new patio door, shingles, hot water tank, and air conditioning. The main floor features a bright and functional layout with no carpet throughout, making it both stylish and easy to maintain. You'll find three bedrooms upstairs, including a spacious primary bedroom complete with its own 4-piece ensuite. Main-floor laundry adds extra convenience to everyday living. Downstairs offers plenty of additional space with three more bedrooms, a bathroom, and a large family room—perfect for movie nights, a games area, teenagers, guests, or a growing family. Outside, the added RV parking provides extra space for your trailer, camper, or recreational toys. With six bedrooms, three bathrooms, plenty of living space, RV parking, and several of the big-ticket updates already taken care of, this Parkview Estates home offers the space and functionality you've been looking for in a fantastic location. Move in and make it yours!