



**GRASSROOTS**  
REALTY GROUP

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3503 70 Avenue  
Lloydminster, Alberta

MLS # A2345105



**\$569,900**

|           |                                                                     |        |                  |
|-----------|---------------------------------------------------------------------|--------|------------------|
| Division: | Parkview Estates                                                    |        |                  |
| Type:     | Residential/House                                                   |        |                  |
| Style:    | Bungalow                                                            |        |                  |
| Size:     | 1,228 sq.ft.                                                        | Age:   | 2026 (0 yrs old) |
| Beds:     | 4                                                                   | Baths: | 3                |
| Garage:   | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated |        |                  |
| Lot Size: | 0.11 Acre                                                           |        |                  |
| Lot Feat: | Backs on to Park/Green Space, 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: | Poured Concrete                                                                                                   | Utilities: | -   |
| Features:   | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s) |            |     |

Inclusions: n/a

Under Construction. Welcome to Parkview Estates. This brand new 1,228 sq.ft. bungalow backs directly onto the walking path and offers the flexibility today's buyers are looking for. The main floor features quartz countertops, a large island, vinyl plank flooring throughout, custom closet systems, and a convenient main floor laundry. The open layout is clean, modern, and built for everyday function. Upstairs offers 2 bedrooms, including a well-designed 3-piece ensuite. The basement is built with ICF foundation for added strength and efficiency, and is fully developed with 2 additional bedrooms, a second laundry area, and plumbing already in place for a future kitchen, creating a smart rental investment opportunity. A standout feature is the basement walkout directly into the heated double attached garage, offering practical access and added value. New Home Warranty is available, including a 10-year warranty program, providing added confidence and long-term peace of mind. Income potential, quality finishes and ICF foundation.