



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3404 65 Avenue
Lloydminster, Alberta

MLS # A2350576



\$429,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	11,690 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: NA

Turnkey and move-in ready! Located in the desirable Parkview neighbourhood of Lloydminster, this beautifully maintained bungalow offers immediate possession and all the space your family needs before the snow falls. Freshly painted throughout with brand-new shingles installed this summer, this home is ready for its next owners to simply move in and enjoy. The main floor features two spacious bedrooms, hardwood flooring, and a bright, functional layout designed for everyday living and entertaining. The kitchen offers an abundance of cabinetry, a central island, and a dedicated dining area perfect for family meals and hosting guests. Downstairs, the fully finished basement creates even more living space with a cozy stone-faced gas fireplace, two additional bedrooms, and plenty of room for movie nights, hobbies, or a growing family. Outside, the fully fenced backyard is ready for every season with a deck for entertaining, fire pit area, raised garden beds, and a storage shed. A double attached garage plus additional RV parking provides exceptional space for vehicles, trailers, and toys. Situated just steps from schools and the beautiful Bud Miller Park, this is a fantastic opportunity to settle into one of Lloydminster's most sought-after neighbourhoods. Move in now and be enjoying your new home before winter arrives!