



GRASSROOTS
REALTY GROUP

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4210 74 Avenue
Lloydminster, Alberta

MLS # A2352058

\$549,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,598 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

If you're looking for a spacious family home with a huge yard, plenty of privacy, and a triple attached garage, this one has a lot to offer! Located in a quiet area of Lloydminster, close to shopping and everyday amenities, this home offers a great combination of space, comfort, and functionality. The main floor features a spacious, open layout with a beautiful kitchen complete with knotty alder cabinetry, a large two-tier island, and a corner pantry. There's plenty of room for family gatherings, and the upgraded railings add a nice finishing touch. The primary bedroom is exceptionally spacious, featuring a large walk-in closet and an impressive ensuite with a tiled glass shower and jetted tub. The other two main floor bedrooms are also generously sized at approximately 12' x 14', something you don't find in every home. Downstairs, the fully finished basement provides even more living space with a comfortable family room featuring a fireplace, two additional bedrooms, and a full bathroom. It's a great setup for larger families or anyone needing extra room. Outside is where this property really stands out. The huge, beautifully landscaped backyard offers plenty of room for kids, pets, gardening, or relaxing on the deck, with the added benefit of no rear neighbours. The heated triple attached garage is another major highlight, complete with a pass-through overhead door that provides convenient access to the backyard. There's also a gas line to the deck for your barbecue. With five bedrooms, a fantastic yard, an excellent garage, and a quiet location, this is a property that offers the space and practical features families are looking for.