

3805 72 Avenue
Lloydminster, Alberta

MLS # A2213748

\$529,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,406 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Embrace the privacy with no back neighbors this home is situated in the sought-after Parkview Estates. It is a spacious modified bi-level layout that offers a perfect blend of comfort and function. Step into a large, welcoming entryway that opens into a bright and airy living space with vaulted ceilings, pot lights, and a cozy gas fireplace. The main living areas feature a stylish mix of tile and hardwood flooring, complemented by a fresh, neutral color palette that flows seamlessly throughout the home. The kitchen boasts elegant granite countertops, adding a touch of luxury to everyday living. With three full bathrooms and a fully finished basement featuring nine-foot ceilings, there's plenty of room . The main floor offers two spacious bedrooms and is steps away from the retreat like master. The master is generously sized, offering a private escape with ample space. Enjoy the added comforts of central air conditioning, central vac, and a heated triple car garage. Backing onto green space with sunny south exposure, this well put together home is turn key! The seller is related to listing agent.