

3504 61 Avenue
Lloydminster, Alberta

MLS # A2238565

\$454,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,344 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

Step into comfort and style with this beautifully kept 5-bedroom, 3-bathroom home, perfectly situated near Bud Miller Park, walking trails, schools, and shopping. With updated vinyl plank flooring throughout most of the home, it offers a warm, modern touch the moment you walk in. The kitchen is a true highlight—granite countertops, corner pantry, sleek backsplash, and a top-notch appliance package including a double oven make it perfect for both everyday living and entertaining. The primary suite features a walk-in closet and a private 3-piece ensuite with a tiled shower for a touch of luxury. Downstairs, the fully finished basement is designed for relaxation and functionality, complete with a cozy gas fireplace, two spacious bedrooms, a 3-piece bath, and a large laundry room outfitted with cabinetry, counters, and a sink. This home is loaded with thoughtful extras: closet organizers in every room, newer furnace, central A/C, updated shingles, gas line for BBQ, and a heated double attached garage. Outside, enjoy a landscaped yard with mature trees, decorative quick curb edging, underground sprinklers, and drip lines—making upkeep simple. This move-in ready property blends space, style, and an unbeatable location. Come take a look—you won't want to leave!