

2912 65 Avenue
Lloydminster, Alberta

MLS # A2274672



\$399,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Parkview Estates | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,228 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

Welcome to this spacious Parkview bi-level, offering over 1,200 sq. ft. of well-designed living space with a functional three-bedroom upper floor plan—perfect for young and growing families. Ideally located just steps from both elementary and high schools, and within walking distance to the vibrant Bud Miller Park, you’ll enjoy year-round amenities including an indoor pool, scenic walking paths, an amphitheatre, a lake, and outdoor skating in the winter months. This home shines with excellent curb appeal, featuring a triple paved driveway, double attached garage, and convenient RV parking. Inside, the open-concept layout is ideal for entertaining, showcasing abundant cabinetry, a large island, and a seamless flow that easily accommodates gatherings of all sizes. The fully developed basement offers two additional bedrooms plus a versatile den, making this an exceptional opportunity for larger families or those needing extra space. All of this is located close to parks, schools, and amenities—and priced attractively for today’s market. Homes in this location and price range don’t last—book your private showing today before this one is gone.