

**3204 65 Avenue  
Lloydminster, Alberta**

**MLS # A2282471**



# \$429,900

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

This spacious family home offers over 1,400 sq. ft. of thoughtfully designed living space and checks all the boxes! The functional, family-friendly floor plan features vaulted ceilings and a bright, generous living room that flows seamlessly into the eat-in kitchen. The kitchen boasts updated cabinetry, a corner pantry, island, and plenty of counter and storage space. A new back door (new in 2025) leads to a private, beautifully landscaped backyard—perfect for relaxing or entertaining. The main level offers three large bedrooms, including a spacious primary retreat complete with a walk-in closet and ensuite. The fully developed basement adds even more living space with two additional bedrooms, a bathroom, a large family room with bar/games area, a huge storage room, and a laundry room with sink. Additional highlights include a 23' x 23' attached heated garage, updated shingles (2020), hot water heater (2020), furnace (2023), central air conditioning, and gravelled RV parking. Ideally located close to schools, shopping, and the Bud Miller walking trails, this home offers space, comfort, and convenience all in one package.