

3504 61 Avenue  
Lloydminster, Alberta

MLS # A2238565



\$445,000

|             |                                                                             |            |                   |
|-------------|-----------------------------------------------------------------------------|------------|-------------------|
| 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!