

\$439,900 - 3509 70 Avenue, Lloydminster

MLS® #A2196854

\$439,900

4 Bedroom, 3.00 Bathroom, 1,039 sqft

Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Beautiful Parkview Bi level home looking for its new owners. This 2016 built home is 1039 square feet on each level and fully finished downstairs. A well laid out floorplan consisting of 2 bedrooms/2bathrooms upstairs and 2 bedrooms/1bathroom downstairs. Open concept main floor views from front to back of the home, kitchen/dining room onto the living room is the perfect place to gather and relax with family and friends. The home is in great condition, showing the pride ownership of this one owner house. Styled and colored in neutral and warm accents, the house is welcoming and comfortable. Located backed onto green space and in close proximity to schools and parks this is a desirable and perfect place to call home.

Built in 2016

Essential Information

MLS® #	A2196854
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,039
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

Community Information

Address	3509 70 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 24th, 2025
Days on Market	57
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.