

# \$539,900 - 3805 72 Avenue, Lloydminster

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MLS® #A2213748

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Embrace the privacy with no back neighbors this home is situated in the sought-after Parkview Estates. It is a spacious modified bi-level layout that offers a perfect blend of comfort and function. Step into a large, welcoming entryway that opens into a bright and airy living space with vaulted ceilings, pot lights, and a cozy gas fireplace. The main living areas feature a stylish mix of tile and hardwood flooring, complemented by a fresh, neutral color palette that flows seamlessly throughout the home. The kitchen boasts elegant granite countertops, adding a touch of luxury to everyday living. With three full bathrooms and a fully finished basement featuring nine-foot ceilings, there's plenty of room. The main floor offers two spacious bedrooms and is steps away from the retreat like master. The master is generously sized, offering a private escape with ample space. Enjoy the added comforts of central air conditioning, central vac, and a heated triple car garage. Backing onto green space with sunny south exposure, this well put together home is turn key!

Built in 2012

## Essential Information

MLS® #                    A2213748

Price                     \$539,900

Bedrooms              5



Bathrooms	3.00
Full Baths	3
Square Footage	1,406
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	3805 72 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3M3

### **Amenities**

Parking Spaces	6
Parking	Heated Garage, Concrete Driveway, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	Single-detached Residenti

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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