

# \$529,900 - 3805 72 Avenue, Lloydminster

MLS® #A2213748

**\$529,900**

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! The seller is related to listing agent.

Built in 2012

## Essential Information

MLS® # A2213748

Price \$529,900



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	Concrete Driveway, Heated Garage, 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	8
Zoning	Single-detached Residenti

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.