

# \$214,900 - 26, 3390 72 Avenue, Lloydminster

MLS® #A2244647

**\$214,900**

3 Bedroom, 3.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to Unit 26, 3390 72 Avenue, nestled in Lloydminster's sought-after Parkview Estates neighbourhood. This beautiful two-storey condo is very well maintained and features hardwood floors, quartz countertops, and an open-concept main floor plan. The fully finished basement offers a spacious family room, a 3-piece bathroom, a laundry/utility room, and convenient under-stair storage. Upstairs, you'll find three comfortable bedrooms and a 4-piece bathroom complete with a heated towel rack. Enjoy the outdoor space with a deck, some green space, a storage shed, two dedicated parking stalls and plenty of visitor parking. Ideally located within walking distance to schools, parks, and numerous amenities, this home combines comfort, style, and convenience. Condo fees are \$415/month and include water, snow removal, lawn care and garbage. 3D Virtual Tour Available!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244647  |
| Price          | \$214,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 955       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26, 3390 72 Avenue |
| Subdivision | Parkview Estates   |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 3S4            |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Stall, Assigned                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Quartz Counters                                             |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Storage                                              |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |
| Zoning         | R3               |

HOA Fees                    415  
HOA Fees Freq.        MON

**Listing Details**

Listing Office                RE/MAX OF LLOYDMINSTER

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