

**3509 70 Avenue**  
**Lloydminster, Alberta**

**MLS # A2196854**



**\$439,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Parkview Estates                          |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | Bi-Level                                  |               |                  |
| <b>Size:</b>     | 1,039 sq.ft.                              | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Lawn, Rectangular Lot, Treed              |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Concrete, Linoleum  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |    |

**Inclusions:** N/A

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.