

# \$549,900 - 4203 74 Avenue, Lloydminster

MLS® #A2223042

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

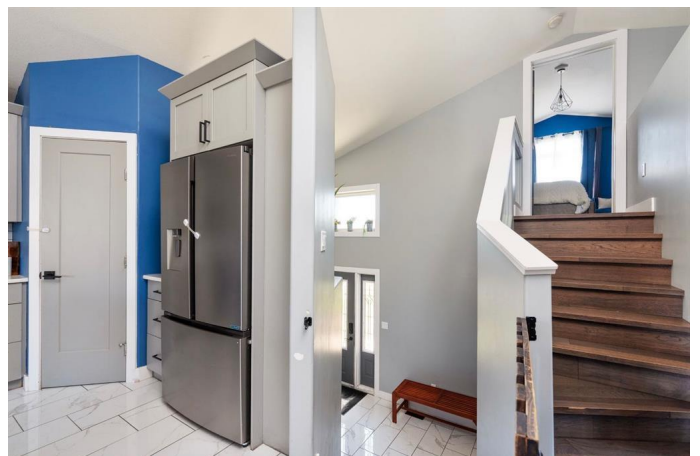
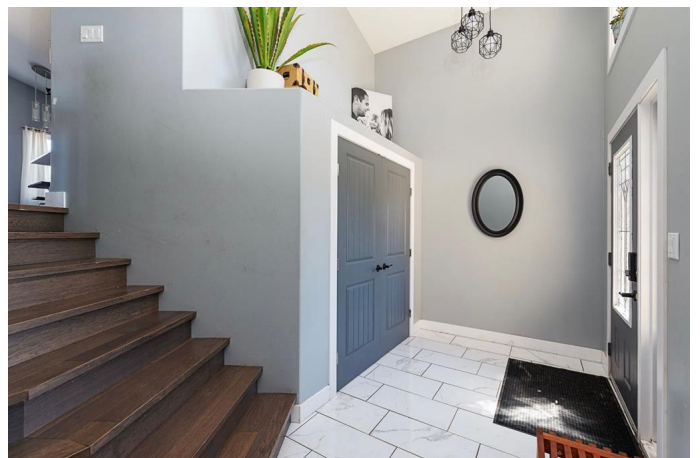
Welcome to your dream home! An exceptional modified bi-level that perfectly blends luxury, functionality, and modern style. Located in the sought-after Parkview Estates, this beautifully refreshed home is move-in ready and loaded with high-end features.

Step into the heart of the home: a sleek, modern kitchen complete with gleaming quartz countertops, a massive island perfect for gatherings, and contemporary finishes that will impress even the most discerning chef. The open-concept living space showcases rich engineered hardwood and tile flooring throughout, creating an elegant yet welcoming atmosphere.

The spacious primary suite is a true retreat, featuring a magazine-worthy ensuite with a custom tile shower, a stand-alone soaker tub, and thoughtful touches that exude spa-like luxury.

With five generous bedrooms, this home offers all the space your growing family needs for years to come. Whether you're hosting guests, working from home, or accommodating teens! There's room for everyone.

Enjoy year-round comfort with central A/C and a triple attached heated garage, complete with a drive-through third bay for added convenience. Step outside onto the two-tier deck, perfect for entertaining or relaxing



evenings under the stars.

And when it's time to unwind, head downstairs to the cozy basement rec room with a gas fireplace, the perfect spot for movie nights or casual family time.

This home truly checks all the boxes—space, style, and top-tier features. Homes like this don't come along often, and it won't last long.

Don't miss your chance—book your private showing today!

Built in 2011

**Essential Information**

MLS® #	A2223042
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	4203 74 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2H7

**Amenities**

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

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	98
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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