

# \$189,500 - 27, 3390 72 Avenue, Lloydminster

MLS® #A2189603

**\$189,500**

3 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

This quality-built Alberta townhouse condo makes for low maintenance, convenient and affordable living. Main floor living room, dining room and kitchen are open concept with hardwood and tile flooring. Main floor hosts a half bath and two entry ways at both front and rear door. Upgrades are many, like the quartz countertops and stainless steel appliances in the large kitchen. The second level has three bedrooms and full bath completed with all modern finishes. A covered patio at the front of the home and at the rear another deck and yard lead straight to two dedicated parking stalls. The unfinished basement provides the future opportunity to add another bedroom and family room. These condo townhouses have a very modern and appealing style to them. The building displays its high quality inside and out. Non RMS measurement is 934 SF above ground. Condo fees cover the exterior maintenance, lawn care, snow removal, garbage, sewer, water, common insurance and reserve fund. The upgrades and spacious design make this 2015 built property a great investment.



Built in 2015

## Essential Information

MLS® #                   A2189603

Price                     \$189,500

Bedrooms             3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 865                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 27, 3390 72 Avenue |
| Subdivision | Parkview Estates   |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 3S4            |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Concrete Driveway, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Wood                            |

## **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 71                 |
| Zoning         | R3                 |

## **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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