

# \$389,000 - 3405 61 Avenue, Lloydminster

MLS® #A2211762

**\$389,000**

4 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this beautifully maintained 1,149 sq ft bungalow nestled in the heart of the highly desirable Parkview neighborhood. Boasting 4 bedrooms and 3 full bathrooms, this home offers the perfect blend of comfort, space, and convenience—ideal for families, first-time buyers, or those looking to downsize without compromising on functionality. Step inside to a bright and inviting living space with a practical layout designed for everyday living and entertaining. The spacious kitchen features ample cabinetry and flows effortlessly into the dining and living areas, creating a warm and welcoming atmosphere. The primary bedroom includes a private ensuite, while the additional bedrooms provide plenty of space for kids, guests, or a home office. Downstairs, a fully finished basement adds even more versatility with a cozy family room, 2 extra bedrooms full bath, and generous storage. Enjoy the perks of a double attached garage, and take full advantage of this home—its unbeatable location—just steps from Bud Miller Park and a short walk to local schools, playgrounds, and amenities. Don't miss your opportunity to live in one of Lloydminster's most sought-after communities! Check out the 3D virtual tour!

Built in 1997

## Essential Information

MLS® #

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Price	\$389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,149
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3405 61 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	9
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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