

# \$454,900 - 3504 61 Avenue, Lloydminster

MLS® #A2238565

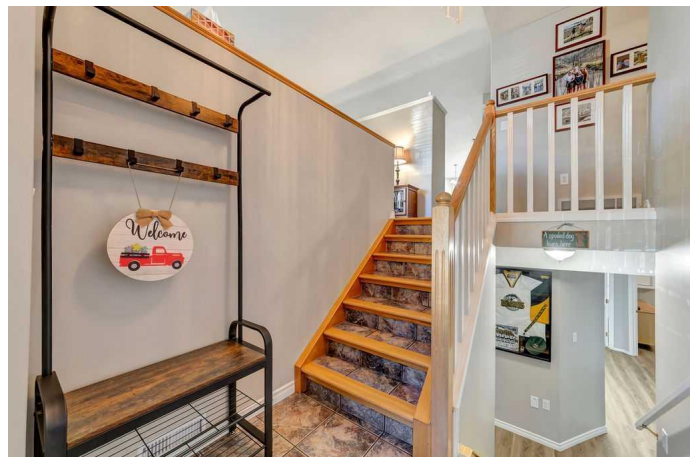
**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,344 sqft  
Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

This beautifully maintained 5-bedroom, 3-bathroom home is packed with features and ideally located close to Bud Miller Park, walking paths, schools, and shoppingâ€”perfect for families and those who value both comfort and convenience. The flooring has been updated to vinyl plank throughout most of the home, offering a warm and modern feel. The large kitchen is a true standout, featuring granite countertops, a stylish backsplash, corner pantry, and a fantastic appliance packageâ€”including a double ovenâ€”ideal for cooking and entertaining. The primary bedroom includes a walk-in closet and a private 3-piece ensuite with a beautifully tiled shower. The fully finished basement offers a cozy family room with a gas fireplace, two spacious bedrooms, a 3-piece bathroom, and a large laundry room complete with cabinetry, countertops, and a sinkâ€”perfect for busy households. Additional features include closet organizers in all closets, a newer furnace, central air conditioning, newer asphalt shingles, gas line to BBQ and a heated double attached garage. Outside, enjoy a fully landscaped yard with mature trees, decorative quick curb edging, underground sprinklers, and drip linesâ€”making outdoor maintenance a breeze. This move-in ready home combines space, style, and a location thatâ€™s hard to beat. Come see it for yourself!

Built in 1997



## Essential Information

MLS® #	A2238565
Price	\$454,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	3504 61 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T8

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 10th, 2025
Days on Market	40
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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