

# \$305,000 - 110 Pleasant Drive, Paradise Valley

---

MLS® #A2254597

**\$305,000**

4 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.11 Acres

Paradise Valley, Paradise Valley, Alberta

Tucked in the charming town of Paradise Valley—just a short, paved drive from Lloydminster this modified bi-level offers the perfect blend of privacy, space, and value. This home is set on a massive pie-shaped lot with alley access, the property features brand-new shingles, a newer furnace and hot water tank, and all the room to breathe you’ve been desiring. Step inside to an open-concept main floor with great flow between the kitchen, dining, and living spaces—perfect for gatherings and everyday living. The kitchen has ample counter space with an island and pantry for added storage. There are large bright windows that allow natural light to flood in. . Upstairs you’ll find three bedrooms, the master retreat has a large walkin and ensuite while the partially finished basement adds even more space with a fourth bedroom, bathroom, and large bright living room with oversized windows that flood the space with natural light. Whether you’re looking to escape the city, invest in a smaller quaint community, or find more home for your money—this one delivers. This home is close to the school and rink. It is the perfect blend of small town living with modern living. Seller is motivated, quick possession can be accommodated.

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2254597          |
| Price          | \$305,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,397             |
| Acres          | 0.11              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 110 Pleasant Drive         |
| Subdivision | Paradise Valley            |
| City        | Paradise Valley            |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 3R0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan, Vinyl Windows                     |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |

Foundation                      Wood

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                77  
Zoning                              R1

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.