

\$459,900 - 4204 72 Avenue, Lloydminster

MLS® #A2265640

\$459,900

5 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.13 Acres

West Lloydminster, Lloydminster, Alberta

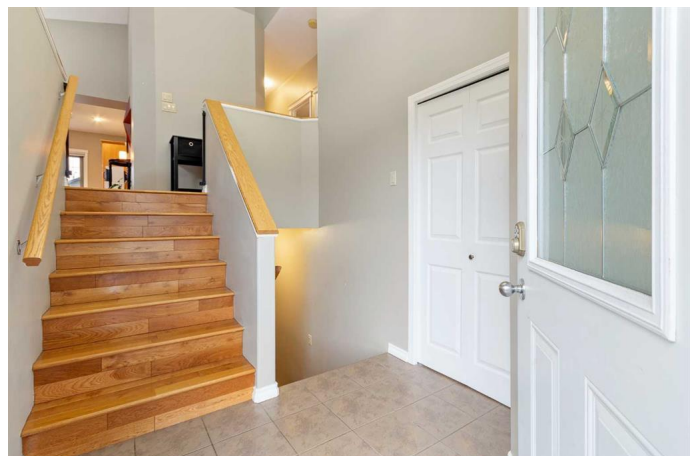
Immaculate 5-Bedroom Bi-Level in Desirable Parkview

Welcome to this beautifully maintained 1601 sq ft bi-level home, perfectly located in the sought-after community of Parkview. From the moment you step inside, you'll appreciate the pride of ownership and thoughtful upgrades throughout.

The main floor features gleaming hardwood flooring, a spacious living area, and an oversized kitchen complete with quartz countertops, an abundance of cabinetry, and ample space for cooking and entertaining. The primary bedroom offers a walk-in closet and a private 3-piece ensuite, while two additional generously sized bedrooms and a full main bath complete the upper level.

Downstairs, the fully finished basement boasts a massive family room with a cozy gas fireplace accented by beautiful upgraded stonework – perfect for relaxing or hosting guests. Two more large bedrooms and another full bathroom make this space ideal for growing families or visiting guests.

Enjoy outdoor living with a fully fenced yard, deck, and a large storage shed. Additional features include a double attached garage, RV parking, and proximity to schools, parks, and shopping – everything you need is just minutes away.



This is the perfect combination of space, style,
and location – a true must-see!

Built in 2009

Essential Information

MLS® #	A2265640
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,601
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4204 72 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9v2H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 19th, 2025
Days on Market	30
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.