

\$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® #

A2211762



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	Concrete Driveway, Double Garage Attached
# 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, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
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	4
Zoning	R1

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

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.