

# \$434,900 - 4010 74 Avenue, Lloydminster

MLS® #A2235968

**\$434,900**

5 Bedroom, 3.00 Bathroom, 1,347 sqft  
Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

This 5-bedroom, 3-bathroom home offers 1,347 square feet of comfortable living space, with features that truly set it apart. The stamped concrete driveway adds great curb appeal right from the start. Inside, you'll find beautiful hardwood floors, a cozy gas fireplace, and central air conditioning to keep things cool all summer long. The master suite includes a relaxing jacuzzi tub, perfect for unwinding after a long day. Downstairs, the concrete basement is home to a professionally built, hand-crafted barâ€™ideal for entertaining. With no back neighbors, youâ€™™I enjoy extra privacy in the backyard. Other highlights include central vac and a solid layout for families of all sizes. This home blends charm, comfort, and convenience in one great package.

Built in 2010

## Essential Information

MLS® #	A2235968
Price	\$434,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,347
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4010 74 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K4

### Amenities

Parking Spaces	4
Parking	Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	3
Zoning	Single-detached Residenti

**Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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