

# \$759,950 - 2808 68 Avenue, Lloydminster

MLS® #A2241109

## \$759,950

4 Bedroom, 4.00 Bathroom, 1,727 sqft  
Residential on 0.16 Acres

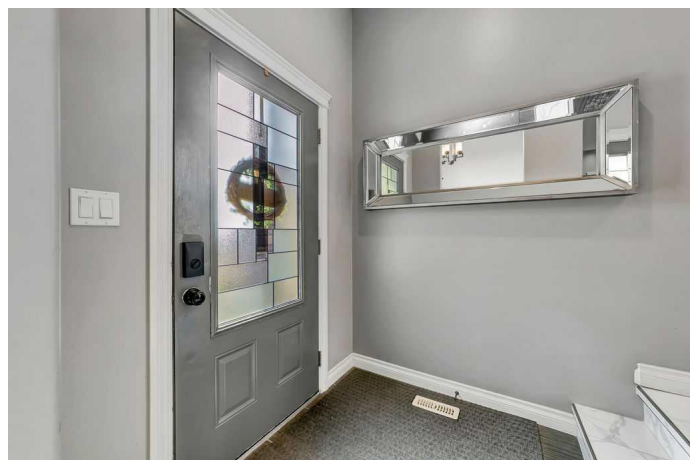
Parkview Estates, Lloydminster, Alberta

This incredibly well thought out raised bungalow offers a perfect blend of functionality, comfort, and elegance in one of Lloydminster's most desirable locations. Step inside to a bright, inviting main floor featuring an office at the front of the home, ideal for working from home. The open-concept layout is highlighted by beautiful, tiled floors and a spacious kitchen designed for culinary enthusiasts, complete with a built-in oven, corner pantry, and a generous island perfect for entertaining. The adjoining living room exudes warmth and style with a striking floor-to-ceiling stone gas fireplace, flanked by custom built-in shelving and storage.

Your primary suite is a true retreat with a walk-in closet and a spa-like ensuite, showcasing a luxurious soaker tub and a stand-up tiled shower. A second main-floor bedroom and convenient main-floor laundry with a powder room add to the home's practicality.

The lower level is made for entertaining and relaxation, offering a massive family room with a second fireplace, a full wet bar, and plenty of room for games and gatherings. You'll also find two additional bedrooms downstairs, one with its own ensuite-plus a dedicated storage room.

The triple attached heated garage provides ample space for vehicles and toys, while the beautifully landscaped backyard feels like your own private park. Enjoy summer evenings on



the stone patio or around the firepit, all with the peaceful backdrop of Bud Miller Park. Additional features include underground sprinklers and a spacious deck for outdoor living.

This home combines luxury, space, and location in one incredible package. Donâ€™t miss your chance to make it yours!

Built in 2012

### Essential Information

MLS® #	A2241109
Price	\$759,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,727
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2808 68 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2M7

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	July 16th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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