

# \$539,900 - 4203 74 Avenue, Lloydminster

MLS® #A2256095

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to your dream home—an exceptional modified bi-level that blends luxury, functionality, and modern design, located in the highly desirable Parkview Estates. With motivated sellers and fresh interior paint underway, this home is move-in ready and better than ever!

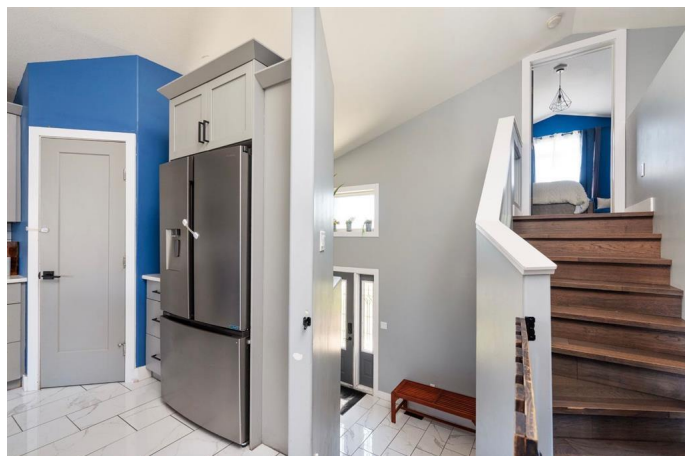
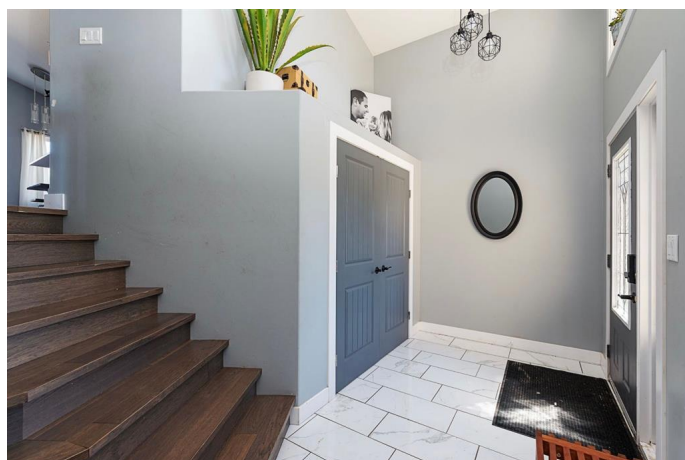
Step into the stunning, modern kitchen featuring quartz countertops, a massive island perfect for entertaining, and sleek finishes sure to impress even the most discerning home chef. The open-concept living area boasts rich engineered hardwood and tile flooring, offering both elegance and durability.

The spacious primary suite is a true retreat, showcasing a spa-inspired ensuite with a custom tile shower, stand-alone soaker tub, and thoughtful high-end touches throughout. With five generous bedrooms, there's ample space for a growing family, guests, a home office, or hobbies—whatever your lifestyle needs.

Enjoy year-round comfort with central A/C, plus a triple attached heated garage that includes a convenient drive-through third bay. Step out onto the two-tier deck—ideal for outdoor gatherings or peaceful evenings at home.

Downstairs, cozy up in the fully developed basement featuring a gas fireplace and a large rec room perfect for movie nights, games, or just relaxing with the family.

This home truly checks every box—space, style, updates, and location. With motivated



sellers and fresh updates happening now, this is your chance to secure an incredible home at a great value.

Don't wait"book your private showing today and see the potential for yourself!

Built in 2011

### Essential Information

MLS® #	A2256095
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	4203 74 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2H7

### Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	2 PERCENT REALTY ELITE
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