

\$429,900 - 4000 67 Avenue, Lloydminster

MLS® #A2262771

\$429,900

5 Bedroom, 3.00 Bathroom, 1,254 sqft
Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

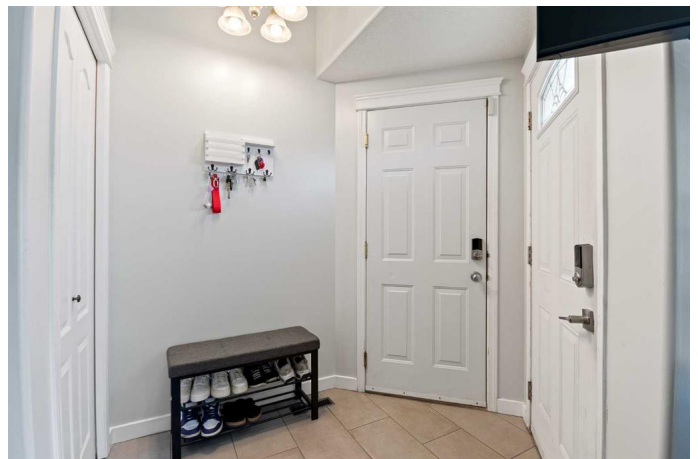
Spacious 5-Bedroom Home in Desirable Parkview – Move-In Ready with Major Updates!

Welcome to this beautifully updated 5-bedroom, 3-bathroom home located in the highly sought-after neighborhood of Parkview. Ideally situated close to schools, parks, and shopping, this property offers the perfect blend of comfort, convenience, and functionality for growing families or those who love to entertain.

Step inside and enjoy a bright, open-concept main floor featuring new vinyl flooring in the living room (2022) and fresh paint throughout (2024). The kitchen has been tastefully updated with durable Dura Tile flooring, modern appliances, and a newly installed garburator—making meal prep and cleanup a breeze. Three spacious bedrooms are located on the main level, including a primary suite with a walk-in closet and a private 3-piece ensuite.

The fully finished basement is ideal for entertaining or extended family living, offering a large family room with a cozy gas fireplace, a game room, two additional bedrooms, and a renovated full bathroom featuring a new tub.

Enjoy year-round comfort with central air conditioning (installed in 2022), a high-efficiency hot water heater (2022), and



new shingles (2022). The double attached garage is heated, providing convenience and comfort during the colder months.

Outside, the low-maintenance backyard features a small artificial turf area, many perennials including strawberry bushes, decorative gravel landscaping, and a fully fenced yardâ€”perfect for kids or pets. The front yard complete with and apple tree is equipped with underground sprinklers, keeping your curb appeal fresh with minimal effort.

Donâ€™t miss your chance to own this well-maintained, move-in ready home in one of the cityâ€™s most family-friendly communities.

Built in 2002

Essential Information

MLS® #	A2262771
Price	\$429,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,254
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4000 67 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta

Postal Code T9V3G8

Amenities

Parking Spaces 5
Parking Double Garage Attached
of Garages 2

Interior

Interior Features See Remarks
Appliances Central Air Conditioner, 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 Private Yard
Lot Description Back Yard, City Lot, Front Yard, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Wood Frame
Foundation Wood

Additional Information

Date Listed October 7th, 2025
Days on Market 7
Zoning R1

Listing Details

Listing Office eXp Realty (Lloyd)

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