

\$445,000 - 3504 61 Avenue, Lloydminster

MLS® #A2238565

\$445,000

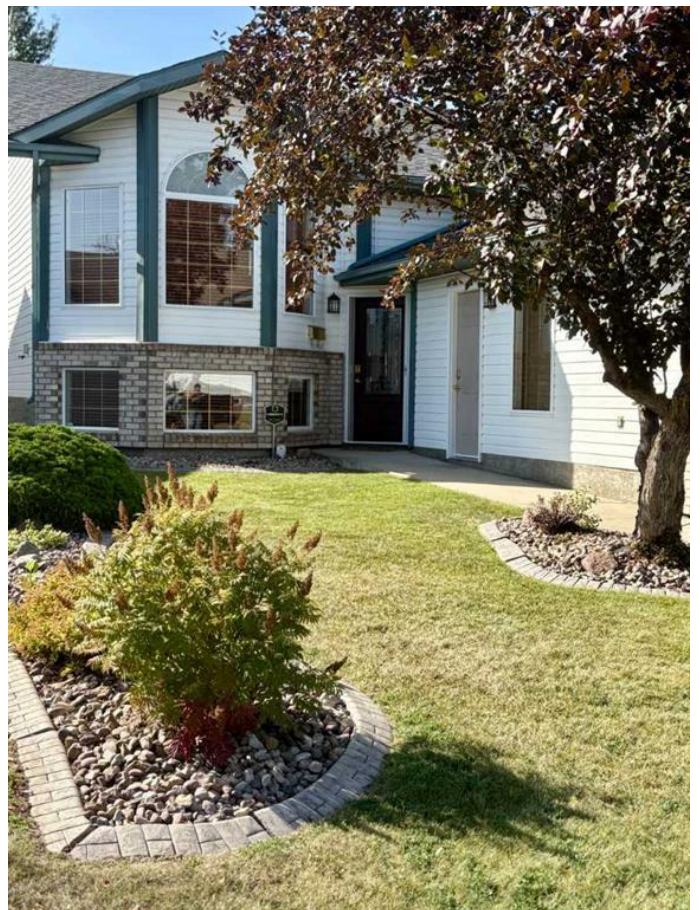
5 Bedroom, 3.00 Bathroom, 1,344 sqft
Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Step into comfort and style with this beautifully kept 5-bedroom, 3-bathroom home, perfectly situated near Bud Miller Park, walking trails, schools, and shopping. With updated vinyl plank flooring throughout most of the home, it offers a warm, modern touch the moment you walk in. The kitchen is a true highlight—granite countertops, corner pantry, sleek backsplash, and a top-notch appliance package including a double oven make it perfect for both everyday living and entertaining. The primary suite features a walk-in closet and a private 3-piece ensuite with a tiled shower for a touch of luxury. Downstairs, the fully finished basement is designed for relaxation and functionality, complete with a cozy gas fireplace, two spacious bedrooms, a 3-piece bath, and a large laundry room outfitted with cabinetry, counters, and a sink. This home is loaded with thoughtful extras: closet organizers in every room, newer furnace, central A/C, updated shingles, gas line for BBQ, and a heated double attached garage. Outside, enjoy a landscaped yard with mature trees, decorative quick curb edging, underground sprinklers, and drip lines—making upkeep simple. This move-in ready property blends space, style, and an unbeatable location. Come take a look—you won't want to leave!

Built in 1997

Essential Information



MLS® #	A2238565
Price	\$445,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3504 61 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T8

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Concrete Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Double Oven, Garburator, Gas Water Heater, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, F Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Fra
Foundation	Wood

Additional Information

Date Listed	July 10th, 2025
Days on Market	85
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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