

\$344,900 - 135 Park Avenue, Paradise Valley

MLS® #A2256330

\$344,900

4 Bedroom, 2.00 Bathroom, 2,249 sqft

Residential on 0.41 Acres

Paradise Valley, Paradise Valley, Alberta

This spacious 2200+ sq.ft. 2-storey family home has been meticulously maintained and is located on a double lot in the friendly village of Paradise Valley. The spectacular private yard is landscaped with raised garden beds, shrubs, trees, flower beds, pathways, and lawned areas. The 984 sq.ft. attractive and renovated church on this property would be ideal as guest quarters or for a home-run business. As you enter the main level of the family home, you will be met by a large foyer. There are three large bedrooms, lots of closet space, a 3-pc bathroom, the laundry room, and storage. Upstairs, there is a sunny kitchen and eating area with sliding doors to the east facing deck with stunning garden views. The 2nd level also boasts a large living room, a spacious dining room (that could be another bedroom), a guest bedroom or office space, and a 4-pc bathroom. Recent improvements include: Windows and doors (2018), siding (2019), shingles (2019), fresh paint in the kitchen, living room, hallways, upstairs bedroom, foyer, 3pc bathroom, and laundry room (2020), new flooring in the kitchen, foyer, 3pc bathroom, and laundry room (2020), and the composite deck and rail system (2022). Paradise Valley is located 40 minutes south of the city of Lloydminster. The village has a Kindergarten to Grade 12 school, a public library, an arena and curling rink, a park, and a community hall. Call to view!

Built in 1994



Essential Information

MLS® #	A2256330
Price	\$344,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,249
Acres	0.41
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Park Avenue
Subdivision	Paradise Valley
City	Paradise Valley
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 3R0

Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Pantry, Storage, Vinyl Windows
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Front Yard, Landscaped, Lawn, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	Residential

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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