

\$639,900 - 3709 70 Avenue, Lloydminster

MLS® #A2197601

\$639,900

5 Bedroom, 3.00 Bathroom, 1,481 sqft
Residential on 0.16 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this exceptional raised bungalow under construction in the rapidly developing Parkview neighborhood of Lloydminster. Located at 3709 70 Avenue, this stunning home is set to offer over 1,400 sq. ft. of modern living space and backs onto the scenic Holy Rosary High School football field, providing beautiful views and easy access to local amenities. The raised bungalow design offers an open, airy feel with 3 bedrooms upstairs and 2 additional bedrooms downstairs. The ICF (Insulated Concrete Form) basement ensures superior insulation and energy efficiency, making it not only a strong and durable foundation but also a quieter, more comfortable living space. The basement will include a legal suite with a separate entry, providing the perfect opportunity for rental income or multi-generational living. The home's main floor features main floor laundry and modern finishes such as luxurious vinyl plank flooring, sleek quartz countertops and smart lighting that adds convenience and efficiency to your everyday living. The living room is complemented by a feature wall that adds a touch of elegance, and the 3-piece ensuite in the master bedroom provides a private retreat to unwind. The oversized double attached heated garage offers ample space for your vehicles and storage, while the home is equipped with central air conditioning for year-round comfort. With time still available to choose your colors and personalize the



finishes, this is a fantastic opportunity to own a brand-new home in one of Lloydminster's most sought-after neighborhoods.

Built in 2025

Essential Information

MLS® #	A2197601
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3709 70 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Garage Control(s)
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	City Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	ICF Block

Additional Information

Date Listed	February 28th, 2025
Days on Market	31
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.