

# \$419,900 - 4006 66 Avenue, Lloydminster

MLS® #A2226801

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,202 sqft  
Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

This 1,200 square foot Parkview bungalow offers 5 bedrooms, 3 bathrooms and lots of updates including: Shingles (2022), Water heater (2021), flooring, light fixtures, fresh paint and appliances. Walking up to the home you'll find the sweetest East facing covered front porch, perfect for enjoying your morning coffee. Upon entering you'll know this home has been well maintained and looked after. Great family focused floor plan with 3 bedrooms on the main floor and a living room, kitchen and dining room that flow perfectly. The kitchen has a corner pantry, island and lots of cabinetry and storage options. Off the kitchen is a door leading to the stunning backyard that is fully fenced, glass railings, lower composite deck, wiring for a future hot tub, and even a pear tree! The basement is complete with a large family room, 2 more large bedrooms, an additional bathroom and lots of storage. This home also offers central air conditioning, central vac, double attached garage and RV parking. Walking distance to schools, shopping and restaurants, this home is a must-see!

Built in 2001

## Essential Information

MLS® #	A2226801
Price	\$419,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,202
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4006 66 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Y2

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Insulated, RV Access/Parking, Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 2nd, 2025

Days on Market            53

Zoning                        R1

### **Listing Details**

Listing Office               RE/MAX OF LLOYDMINSTER

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