

\$305,000 - 110 Pleasant Drive, Paradise Valley

MLS® #A2254597

\$305,000

4 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.11 Acres

Paradise Valley, Paradise Valley, Alberta

Tucked in the charming town of Paradise Valley—just a short, paved drive from Lloydminster this modified bi-level offers the perfect blend of privacy, space, and value. This home is set on a massive pie-shaped lot with alley access, the property features brand-new shingles, a newer furnace and hot water tank, and all the room to breathe you’ve been desiring. Step inside to an open-concept main floor with great flow between the kitchen, dining, and living spaces—perfect for gatherings and everyday living. The kitchen has ample counter space with an island and pantry for added storage. There are large bright windows that allow natural light to flood in. . Upstairs you’ll find three bedrooms, the master retreat has a large walkin and ensuite while the partially finished basement adds even more space with a fourth bedroom, bathroom, and large bright living room with oversized windows that flood the space with natural light. Whether you’re looking to escape the city, invest in a smaller quaint community, or find more home for your money—this one delivers. This home is close to the school and rink. It is the perfect blend of small town living with modern living.

Built in 2003

Essential Information

MLS® #

A2254597



Price	\$305,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,397
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	110 Pleasant Drive
Subdivision	Paradise Valley
City	Paradise Valley
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 3R0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 5th, 2025
Days on Market	59
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

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