ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

3304 66 Avenue
Lloydminster, Alberta

MLS # A2244923

$444,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	4	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Lawn, Rectangular Lot, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Concrete, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Alarm system Owned, T.V. Mounts, Natural Gas BBQ Hookup, Vac. Power Nozzle

The location you will want to raise your family.. This home is immaculate inside and out- a real pleasure to view!! The crescent location is a short walk to Holy Rosary High School and Ecole ST Thomas. This raised bungalow shows 10/10 and is ready to move in without deferred maintenance creating extra work.. At 1177 square feet with 3+1 bedrooms and 3 bathrooms, there is room to stretch your legs. The main floor features raised panel cinnamon alder cabinets, hardwood flooring through the living room, hallway and bedrooms- large island in the kitchen, stainless steel appliances, cabinets in basement, huge family room area which provides room for entertainment as well as watching the hockey game, central air conditioning, jetted tub in main bathroom, gas fireplace in basement, 22' x 24' attached (heated) garage, underground sprinklers plus so much more!! Note: New shingles 10 months ago

Copyright (c) 2025 Robert Hart-Moore. Listing data courtesy of MUSGRAVE AGENCIES. Information is believed to be reliable but not guaranteed.