

# \$539,900 - 4203 74 Avenue, Lloydminster

MLS® #A2256095

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to your dream home—an exceptional modified bi-level that blends luxury, functionality, and modern design, located in the highly desirable Parkview Estates. With motivated sellers and fresh interior paint underway, this home is move-in ready and better than ever!

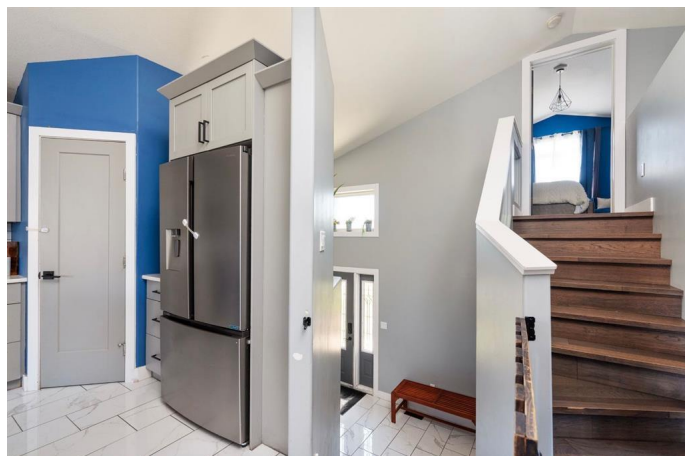
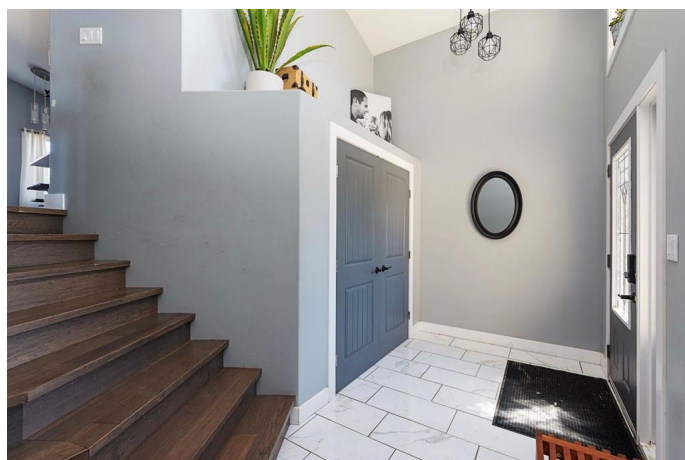
Step into the stunning, modern kitchen featuring quartz countertops, a massive island perfect for entertaining, and sleek finishes sure to impress even the most discerning home chef. The open-concept living area boasts rich engineered hardwood and tile flooring, offering both elegance and durability.

The spacious primary suite is a true retreat, showcasing a spa-inspired ensuite with a custom tile shower, stand-alone soaker tub, and thoughtful high-end touches throughout. With five generous bedrooms, there's ample space for a growing family, guests, a home office, or hobbies—whatever your lifestyle needs.

Enjoy year-round comfort with central A/C, plus a triple attached heated garage that includes a convenient drive-through third bay. Step out onto the two-tier deck—ideal for outdoor gatherings or peaceful evenings at home.

Downstairs, cozy up in the fully developed basement featuring a gas fireplace and a large rec room perfect for movie nights, games, or just relaxing with the family.

This home truly checks every box—space, style, updates, and location. With motivated



sellers and fresh updates happening now, this is your chance to secure an incredible home at a great value.  
Donâ€™t waitâ€”book your private showing today and see the potential for yourself!

Built in 2011

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256095          |
| Price          | \$539,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,395             |
| Acres          | 0.13              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4203 74 Avenue   |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V2H7           |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Wood            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 27                   |
| Zoning         | R1                   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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