



3504 61 Avenue , Lloydminster, Alberta - \$445,000



Main Photo

Property Description

Step into comfort and style with this beautifully kept 5-bedroom, 3-bathroom home, perfectly situated near Bud Miller Park, walking trails, schools, and shopping. With updated vinyl plank flooring throughout most of the home, it offers a warm, modern touch the moment you walk in. The kitchen is a true highlight—granite countertops, corner pantry, sleek backsplash, and a top-notch appliance package including a double oven make it perfect for both everyday living and entertaining. The primary suite features a walk-in closet and a private 3-piece ensuite with a tiled shower for a touch of luxury. Downstairs, the fully finished basement is designed for relaxation and functionality, complete with a cozy gas fireplace, two spacious bedrooms, a 3-piece bath, and a large laundry room outfitted with cabinetry, counters, and a sink. This home is loaded



with thoughtful extras: closet organizers in every room, newer furnace, central A/C, updated shingles, gas line for BBQ, and a heated double attached garage. Outside, enjoy a landscaped yard with mature trees, decorative quick curb edging, underground sprinklers, and drip lines—making upkeep simple. This move-in ready property blends space, style, and an unbeatable location. Come take a look—you won't want to leave!

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