



135 Park Avenue , Paradise Valley, Alberta - \$344,900



Main Photo

Property Description

This spacious 2200+ sq.ft. 2-storey family home has been meticulously maintained and is located on a double lot in the friendly village of Paradise Valley. The spectacular private yard is landscaped with raised garden beds, shrubs, trees, flower beds, pathways, and lawned areas. The 984 sq.ft. attractive and renovated church on this property would be ideal as guest quarters or for a home-run business. As you enter the main level of the family home, you will be met by a large foyer. There are three large bedrooms, lots of closet space, a 3-pc bathroom, the laundry room, and storage. Upstairs, there is a sunny kitchen and eating area with sliding doors to the east facing deck with stunning garden views. The 2nd level also boasts a large living room, a spacious dining room (that could be another bedroom), a guest bedroom or office space, and a 4-pc bathroom. Recent improvements include: Windows and doors (2018), siding (2019), shingles (2019), fresh paint in the kitchen, living room, hallways, upstairs bedroom, foyer, 3pc bathroom, and laundry room (2020), new flooring in the kitchen, foyer, 3pc bathroom, and laundry room

(2020), and the composite deck and rail system (2022). Paradise Valley is located 40 minutes south of the city of Lloydminster. The village has a Kindergarten to Grade 12 school, a public library, an arena and curling rink, a park, and a community hall. Call to view!

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