

# \$775,000 - 3609 64 Avenue close, Lloydminster

MLS® #A2212308

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.30 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to your dream home! This amazing 2-storey house is perfect for anyone who loves both luxury and comfort. It has 4 big bedrooms, 4 beautiful bathrooms, and a special office for work or school. The kitchen is a chef's dream with shiny granite countertops that make cooking fun. You can have fancy dinners in the formal dining room or relax with family in the cozy family room. The outside of this home is just as amazing. It sits on a huge pie-shaped lot with a triple car garage and a driveway that looks great with its concrete and aggregate design. The house is decorated with gemstone lights that make it sparkle on special occasions. The backyard is perfect for entertaining. There's a big, two-tiered deck made of composite decking, complete with a hot tub, built-in stainless steel smoker, BBQ, stove top, outdoor fridge, and tile countertops. This outdoor kitchen is a dream come true for anyone who loves to cook and host parties. The deck also has power privacy blinds, so you can easily create a private and cozy atmosphere. Kids will love the large backyard, which has plenty of space to run and play. The home is located in a quiet close, meaning there's no through traffic, making it a safe and peaceful place to live. This move-in-ready executive home is not just a place to live—it's a lifestyle. Don't miss the chance to make it yours. Welcome home!

Built in 1999



## Essential Information

MLS® #	A2212308
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.30
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3609 64 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2W1

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bookcases, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Wired for Sound
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, BBQ gas line, Built-in Barbecue, Storage, Outdoor Grill, Outdoor Kitchen
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	LPT Realty
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