

# \$699,900 - 3609 64 Avenue close, Lloydminster

MLS® #A2217732

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.30 Acres

Parkview Estates, Lloydminster, Alberta

Nestled in the heart of Parkview, this standout two-storey offers a rare blend of upscale finishings and family-focused design — just two blocks from schools and parks.

With 4 spacious bedrooms, 4 bathrooms, and a private main-floor office, there's space for everything from busy mornings to quiet workdays. The kitchen anchors the home with polished granite countertops, generous prep space, and a seamless flow into the dining and living areas — ideal for both entertaining and everyday life.

Set on a large pie-shaped lot in a peaceful cul-de-sac, the property features a triple attached garage, impressive curb appeal with a concrete and exposed aggregate driveway, and gemstone lighting that makes the home shine on special occasions.

Step out back to a true entertainer's paradise: a two-tier composite deck with built-in hot tub, stainless steel smoker, BBQ, stovetop, fridge, and tile countertops — all tucked behind power privacy blinds that let you set the mood. There's still plenty of green space for the kids to run or the dog to play.

In a prime location, with standout features and room to grow — this executive home delivers on all fronts.

Built in 1999



## Essential Information

MLS® #	A2217732
Price	\$699,900
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	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Bookcases, Jetted Tub, 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	Double Sided, Family Room, Gas, Dining Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, BBQ gas line, Storage, Built-in Barbecue, 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	May 6th, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office	LPT Realty
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