\$699,900 - 3609 64 Avenueclose, 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 â€" 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 â€" ideal for both entertaining and everyday life.

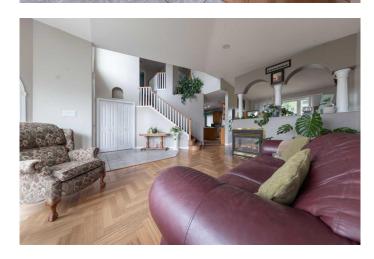
Set on a large pie-shaped lot in a peaceful cul-de-sac, the property features a triple attached garage, impressive curb appeal with a concrete and exposed aggregate driveway, and gemstone lighting that makes the home shine on special occasions.

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 â€" 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 â€" 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 Avenueclose

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.