

\$634,000 - 3802 63a Avenue close, Lloydminster

MLS® #A2035594

\$634,000

4 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.24 Acres

West Lloydminster City, Lloydminster, Alberta

Welcome to your dream home in Parkview. This executive home boasts four spacious bedrooms, making it the perfect space for your growing family or for hosting out-of-town guests.

As you step inside, you'll be greeted by a beautifully updated interior that exudes luxury and sophistication. The main level of the home offers stunning lake views that will take your breath away.

The private back yard is perfect for entertaining, whether you're hosting a summer barbeque or enjoying a quiet evening with your loved ones. With a double attached garage, you'll have plenty of room for your vehicles and storage needs.

Looking for a place to unwind after a long day? Head to the basement where you'll find a home theatre and bar, perfect for movie nights or hosting game day parties. Keep your body in top shape with the exercise room, complete with all the equipment you'll need to stay fit and healthy.

The primary bedroom is truly a retreat in itself, with a massive walk-in closet that boasts over 140 square feet of space. The ensuite bathroom is equally impressive, featuring a jetted tub with south and east facing windows that offer panoramic views of the Parkview lake. You'll feel like you're on vacation every



time you step inside!

Don't miss out on the opportunity to make this stunning executive home yours.

Built in 2003

Essential Information

MLS® #	A2035594
Price	\$634,000
Sold Price	\$623,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	0.24
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3802 63a Avenueclose
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3G5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Dry Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Cul-De-Sac, Lawn, Irregular Lot, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2023
Date Sold	January 20th, 2024
Days on Market	292
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.