

\$365,000 - 3503 63 Avenue close, Lloydminster

MLS® #A2123074

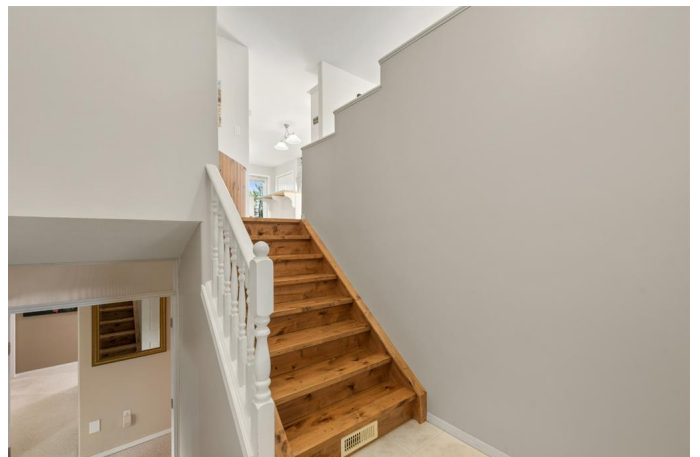
\$365,000

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.15 Acres

NONE, Lloydminster, Alberta

Location, location, location! Welcome home to this fantastic, quiet cul-de-sac location in family friendly Parkview Estates. Only steps to the schools, a playground and Bud Miller All Season Park. This home presents with nice street presence, a double attached, insulated garage with a sump pit, included workbench and attached shelving and the added convenience of RV Parking. The east facing rear yard is fully fenced and landscaped with a cherry tree, many perennial plants a lovely brick fire pit and BBQ areas, an expansive deck and a large storage shed. Inside you are greeted by a lovingly maintained and freshly painted neutral space, considerable front entry way, rich wood floors and a fresh and bright white functional kitchen with an included stainless steel appliance package, handy island and full pantry. Great natural light is provided from the large dining room window and there is plenty of space to expand your dining table when hosting company. The two bedrooms up are generous in size and the master features a spa like 5-piece ensuite bath with soaker tub, separate shower and access to the walk-in closet. As you head down to the basement you will note the double doors for added privacy, a cozy family room with gas fireplace, three-piece bath, separate laundry room with a new washer/dryer and two additional bedrooms – both of which are spacious. Another highlight of this home is the full summer kitchen in the basement complete with appliances, plenty of cabinetry and a



large window. This space could be useful for a separate commercial style kitchen, extended family living in, meal prep on those hot summer days or just for extra cooking space when feeding a crowd. This home has full hook up for Fibre Optic Internet, NEW SHINGLES are on the contractor list to be completed within the next two months or negotiated with a Buyer to be included in an acceptable offer. The property is currently tenant occupied but only until May 1, 2024, after that a flexible possession date can be accommodated. Schedule your private viewing today this home may check off all the boxes on your list. Make your move!

Built in 1998

Essential Information

MLS® #	A2123074
Price	\$365,000
Sold Price	\$355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,314
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3503 63 Avenue
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2V6

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Gravel Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 26th, 2024
Days on Market	11
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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