

\$404,900 - 3308 63 Avenue close, Lloydminster

MLS® #A2170467

\$404,900

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this stunning bi-level property, a true standout with exceptional curb appeal! Featuring exposed aggregate concrete, elegant brick columns, and mature trees, the front yard is both inviting and picturesque. Located in a quiet cul-de-sac, you're just a short stroll down the conveniently located walking path that leads directly to Bud Miller Park.

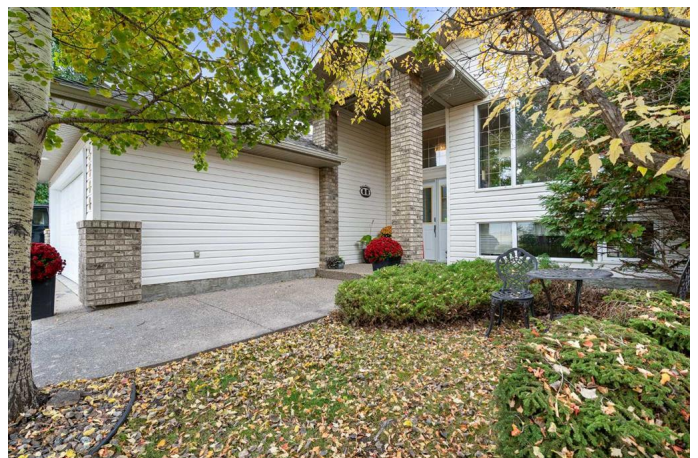
Inside, the generous main floor offers a laundry room, two bathrooms, two sizable bedrooms—including a large primary suite (18'x12'6")—and a U-shaped kitchen with an island that seamlessly connects to a dining room ideal for gatherings of up to 10 guests! Freshly painted, this space exudes warmth and charm.

The lower level adds even more versatility with a den, storage room, two additional bedrooms, and a huge family room, perfect for relaxation or entertaining. Step outside to enjoy the expansive covered deck complete with a natural gas line, or retreat to the heated garage.

With central A/C, underground sprinklers, additional gravel parking and a shed for extra storage, this home has it all. Plus, recent plumbing upgrades means no Poly B to provide peace of mind. Don't miss this incredible opportunity!

Built in 1997

Essential Information



MLS® #	A2170467
Price	\$404,900
Sold Price	\$390,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3308 63 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2V9

Amenities

Parking Spaces	5
Parking	Parking Pad, Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Garburator, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard
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Lot Description	Lawn, Cul-De-Sac, Irregular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick, Metal Frame
Foundation	Wood

Additional Information

Date Listed	October 3rd, 2024
Date Sold	November 5th, 2024
Days on Market	33
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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