

\$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
Sold Price	\$665,000
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	Sold

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

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Bookcases, Central Vacuum, Jetted Tub, No Animal Home, 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	Gas, Dining Room, Double Sided, Family Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Built-in Barbecue, Barbecue, Outdoor Grill, Outdoor Kitchen, Storage
Lot Description	Cul-De-Sac, Lawn, Many Trees, Private, Street Lighting, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Date Sold	June 9th, 2025
Days on Market	34
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	LPT Realty
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