

**3904 63 Avenue
Lloydminster, Alberta**

MLS # A2282095



\$469,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

Located in the sought-after neighbourhood of Parkview Estates, this well-maintained 1,300 sq. ft. bungalow offers comfort, space, and pride of ownership throughout. The main level features three bedrooms, including a spacious primary retreat complete with a walk-in closet and 3-piece ensuite. The large kitchen is ideal for both everyday living and entertaining, boasting granite countertops, a pantry, island, tile flooring, and a generous dining area. Garden doors lead out to a beautifully manicured and lush backyard with abundant garden space, a deck with gazebo, mature apple trees, colorful perennials, and a garden shed. The fully developed basement includes a large family room, a unique office/computer nook built under the stairs, two additional bedrooms, and a bathroom—perfect for growing families or guests. Recent upgrades include a new furnace and shingles (2024). Additional features include central air conditioning, a gas fireplace, heated garage, and all appliances included. This move-in-ready home is located in one of Lloydminster's most desirable neighbourhoods—an excellent opportunity you won't want to miss.