

3904 63 Avenue  
Lloydminster, Alberta

MLS # A2282095



**\$469,900**

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

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