

3609 64 Avenue Close
Lloydminster, Alberta

MLS # A2217732

\$699,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees, Pie Sha		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Wired for Sound		
Inclusions:	Outdoor BBQ, Fridge & Hot Tub		

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.