# \$775,000 - 3609 64 Avenueclose, Lloydminster

MLS® #A2149594

## \$775,000

4 Bedroom, 4.00 Bathroom, 2,244 sqft Residential on 0.30 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to your dream home! This amazing 2-storey house is perfect for anyone who loves both luxury and comfort. It has 4 big bedrooms, 4 beautiful bathrooms, and a special office for work or school.

The kitchen is a chef's dream with shiny granite countertops that make cooking fun. You can have fancy dinners in the formal dining room or relax with family in the cozy family room.

The outside of this home is just as amazing. It sits on a huge pie-shaped lot with a triple car garage and a driveway that looks great with its concrete and aggregate design. The house is decorated with gemstone lights that make it sparkle on special occasions.

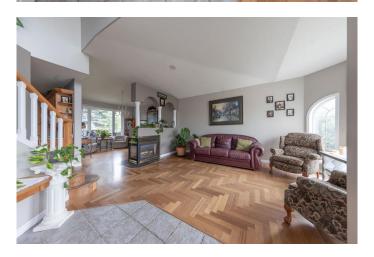
The backyard is perfect for entertaining.

There's a big, two-tiered deck made of composite decking, complete with a hot tub, built-in stainless steel smoker, BBQ, stove top, outdoor fridge, and tile countertops. This outdoor kitchen is a dream come true for anyone who loves to cook and host parties. The deck also has power privacy blinds, so you can easily create a private and cozy atmosphere.

Kids will love the large backyard, which has plenty of space to run and play. The home is located in a quiet close, meaning there's no through traffic, making it a safe and







peaceful place to live.

This move-in-ready executive home is not just a place to liveâ€"it's a lifestyle. Don't miss the chance to make it yours. Welcome home!

Built in 1999

# **Essential Information**

MLS® # A2149594 Price \$775,000

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 Active

# **Community Information**

Address 3609 64 Avenueclose

Subdivision Parkview Estates

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V2W1

# **Amenities**

Parking Spaces 3

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bookcases, Kitchen Island, No Animal Home, No Smoking Home,

Central Vacuum, Double Vanity, Granite Counters, Jetted Tub,

Recessed Lighting, Wired for Sound

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood

Fan, 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 Full, Finished

# **Exterior**

Exterior Features Built-in Barbecue, Barbecue, BBQ gas line, Outdoor Grill, Outdoor

Kitchen, Storage

Lot Description Cul-De-Sac, Front Yard, Interior Lot, Lawn, Landscaped, Many Trees,

Pie Shaped Lot, Private, Street Lighting, Wedge Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 15th, 2024

Days on Market 241

Zoning R1

# **Listing Details**

Listing Office eXp Realty (Lloyd)

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