

**3909 65 Avenue
Lloydminster, Alberta**

MLS # A2239114



\$625,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,577 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Str		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Shed

Located in the highly sought-after Parkview neighbourhood, this stunning 1577 sq.ft. home checks all the boxes—and then some! Set on a quiet, beautifully landscaped street, the curb appeal here is second to none, featuring a spacious driveway with RV parking and a triple car garage. Step inside and feel right at home in the bright, sun-filled living room complete with a cozy gas fireplace. The main floor offers a big beautiful kitchen with lots of cupboard space and a large dining area overlooking the backyard. A cozy sitting area/reading nook, three spacious bedrooms, including a primary suite with an upgraded steam shower in the ensuite—perfect for unwinding at the end of the day. The basement adds two more bedrooms, a large family room, and a third full bathroom, giving you all the space you need for family and guests. The backyard is truly a retreat, boasting a two-tier deck, mature trees, a charming garden area, garage access, and a delightful raspberry-lined path that leads to the shed and around to the front. Location is key—and this home is ideally situated within walking distance to schools and shopping centres. Additional highlights: Quick possession available Beautiful curb appeal Thoughtfully maintained and move-in ready Central Air for those hot summer day's

Don't miss your chance to own this gem in Parkview. Book your showing today!