

# \$469,900 - 3316 64 Avenue, Lloydminster

MLS® #A2214988

**\$469,900**

5 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

YOU WILL LOVE THIS 1406 SQUARE FOOT BI-LEVEL HOME- Refreshed on the main floor with luxury vinyl plank flooring.... You will love the size and you will love the location of this home close to Ecole ST Thomas Elementary and Holy Rosary high school. Extremely quiet and perfect to raise your family, this home has all the space you are looking for and is in a crescent off the main street. The list of improvements is long and include renovated bathrooms upstairs and downstairs since the home was built, newer shingles, newer garage heater inside the finished garage, freshly painted inside with modern color you will love!! In the summer you will be able to relax in air-conditioned comfort, hot water tank was replaced in last 5 years, furnace has a UV purification system, updated light fixtures, u-shaped kitchen with stainless steel appliances, marble backsplash, central vacuum and much more! Outside you will enjoy the outdoor space with a hot tub, two-tiered deck, underground sprinklers storage shed and more. This home rises above the rest in this price range- you will want to be sure and have a look before its gone..

Built in 1999

## Essential Information

MLS® # A2214988

Price \$469,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,406
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3316 64 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2V8

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Pantry
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	7
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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