



**GRASSROOTS**  
REALTY GROUP

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**3909 65 Avenue**  
**Lloydminster, Alberta**

**MLS # A2239114**



**\$639,000**

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

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