



3605 65 Avenue  
Lloydminster, Alberta

MLS # A2275326



**\$424,700**

**Division:** Parkview Estates

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,322 sq.ft. **Age:** 1999 (27 yrs old)

**Beds:** 5 **Baths:** 3

**Garage:** Concrete Driveway, Double Garage Attached, Insulated, Parking Pad, RV Acc

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Yard, Front Yard, Lawn, Rectangular Lot

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Wood

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows

**Inclusions:** N/A

Welcome to this fantastic Parkview residence, perfectly situated in a desirable neighborhood! This excellent-shaped home boasts neat and clean interiors, making it a dream come true for families. Key Features: Prime location across from parks and playgrounds, offering serene views and easy access to outdoor activities. Nearby shopping centers provide hassle-free access to daily essentials and amenities. Ample space for large vehicles with designated RV parking. Spacious layout featuring a total of 5 bedrooms, ideal for growing families, and 3 bathrooms ensure comfort and practicality for everyone. Don't miss out on this incredible opportunity to own a piece of Parkview's best. BUYERS TO GET TITLE INSURANCE NO SURVEY AVAILABLE