



3308 63 Avenue
Lloydminster, Alberta

MLS # A2301792



\$439,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,349 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Lawn, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Recessed Lighting, Storage		

Inclusions: N/A

Welcome to this well-located bi-level tucked into a quiet cul-de-sac, just a short walk down the path to Bud Miller Park. Homes in this area don't come up often, making this a great opportunity to get into a sought-after spot. The exterior has great curb appeal with exposed aggregate concrete, brick accents, and mature trees that give the home a nice established feel. Inside, the main floor offers a functional layout with a bright kitchen that includes an island and opens nicely to the dining space—perfect for everyday living or hosting friends and family. You'll also find two bedrooms up, including a spacious primary bedroom, along with two bathrooms and the convenience of main floor laundry. Fresh paint throughout gives the home a clean, updated feel. Downstairs adds even more space with a large family room, two additional bedrooms, a den, and extra storage—plenty of room for a growing family or guests. Step outside to the backyard and you'll find a huge covered deck that creates a peaceful space to relax or entertain. It also works as a great extension of the kitchen, giving you even more room to host and enjoy the space. The heated garage, extra gravel parking, and shed add to the overall functionality. Additional features include central A/C, underground sprinklers, and updated plumbing with no Poly B. A solid home in a great location with a lot to offer—definitely one to take a look at.