



**4002 63 Avenue
Lloydminster, Alberta**

MLS # A2304651



\$459,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,331 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully maintained home in the quiet and sought-after community of Parkview Estates in Lloydminster, AB. Built in 2001 by the original owners, this 1,350 sq ft property offers a rare and highly desirable layout with 3 bedrooms up and 2 bedrooms down—perfect for growing families. Step inside to discover a spacious and functional floor plan featuring generously sized rooms throughout. The main floor showcases all new laminate flooring, while the fully developed basement features new vinyl plank flooring and is constructed with ICF for added efficiency and durability. The large family room downstairs is the perfect place to relax, complete with a cozy gas fireplace, along with a separate laundry room offering ample storage. The kitchen is both stylish and practical with granite countertops (2018), and the home has seen numerous updates including new shingles in 2022 and freshly repainted ceilings throughout. Additional features include central air conditioning, central vacuum, and a heated double attached garage. Outside, you’ll find a beautifully maintained yard with mature trees including spruce, apple, and mountain ash, along with a garden area, garden shed, and convenient RV parking. This clean, well-cared-for home offers space, comfort, and pride of ownership in a fantastic location—an opportunity you don’t want to miss!