

# \$399,900 - 3603 63 Avenue close, Lloydminster

MLS® #A2202045

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,308 sqft  
Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Exceptional bungalow style home located in a quiet cul-de-sac location... this exceptionally well-maintained home has the location you are looking for and the size your family will appreciate at 1306 square feet. This home is tucked inside an extremely quiet cul-de-sac location- off the busy streets where backing out of your driveway will never be a problem. On the main floor there is vinyl plank flooring as well as newer vinyl plank flooring in the basement... central air conditioning, stainless steel appliance, three bedrooms upstairs, fully finished basement, open concept living area on the main floor, large deck with mature backyard plus so much more!!

Built in 1999

## Essential Information

MLS® #	A2202045
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address 3603 63 Avenue close  
Subdivision Parkview Estates  
City Lloydminster  
County Lloydminster  
Province Alberta  
Postal Code T9V 2v6

## Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

## Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, 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 Cul-De-Sac, Lawn, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed March 13th, 2025  
Days on Market 1  
Zoning R1

## Listing Details

Listing Office MUSGRAVE AGENCIES

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