



**3607 63 Avenue Close  
Lloydminster, Alberta**

**MLS # A2301318**



**\$519,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas, Solar

**Water:** -

**Floors:** Carpet, Laminate, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Granite Counters, Kitchen Island, Walk-In Closet(s)

**Inclusions:** N/A

Located in a quiet cul-de-sac in sought-after Parkview, this bungalow offers a rare combination of privacy, functionality, updates, and serene views. Close to schools and amenities, the home is set on a private, well-treed lot with a half-covered deck and garden boxes, and a hot tub to create the ultimate oasis. As you enter the home you are immersed in an inviting entry that flows into a spacious main living area filled with natural light from large windows. The layout connects seamlessly into a beautifully updated kitchen featuring stunning granite countertops, an island, and new cabinetry. The dining space is generous and designed for open-concept living, creating the perfect environment for hosting or simply enjoy the mature yard. The main floor offers three bedrooms and two full bathrooms, The lower level expands the home with two additional bedrooms, a large family room, and a massive laundry and utility area with ample storage. This home is loaded with upgrades, including a double attached heated garage, new induction stove, newer appliances, newer furnace and central AC, underground sprinklers, and a newer hot water tank, and brand-new solar panels, adding efficiency and long-term value. This is a well-curated, turn-key home in one of Parkview's most desirable locations private, updated, and enhanced by immense privacy and trees including an apple tree that bring ease into everyday living. Don't miss out on the opportunity to maximize your return with the new solar panels with 12.46 KW, this creates efficiency and cuts operating costs. This well appointed home has immense opportunities in a sought after quiet cul de sac location.