



4002 63 Avenue  
Lloydminster, Alberta

MLS # A2304651



**\$459,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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!