



GRASSROOTS
REALTY GROUP

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3808, 63A ave Close
Lloydminster, Alberta

MLS # A2328386



\$709,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,573 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Garage Door Opener, Heated Garage, Parking Pad, Triple Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, Lake, Lawn, No Neighbours Behind, Tree		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Walk-In Closet(s)		
Inclusions:	Dufferin Pool table and all pool cues and balls		

?? Lakefront Living at Its Finest Opportunities like this are exceptionally rare. Nestled on a quiet close in one of Lloydminster's most sought-after neighbourhoods, this stunning walkout bungalow offers over 1,570 sq. ft. of beautifully designed main-floor living, a heated triple attached garage, and breathtaking views of the tranquil man-made lake. From the moment you walk through the front door, you'll be captivated by the soaring ceilings, open-concept design, and abundance of natural light that fills every corner of the home. The heart of the home is the beautifully updated kitchen, showcasing elegant quartz countertops, a stylish new backsplash, a convenient walk-through pantry, and plenty of space for family gatherings or entertaining guests. Rich hardwood flooring and high-end carpeting add warmth, comfort, and timeless appeal throughout. ??? The spacious primary suite is your private retreat, featuring a generous walk-in closet and a luxurious ensuite complete with a relaxing jet tub. With 4 bedrooms, 3 full bathrooms, and main-floor laundry, this home offers the perfect blend of functionality and comfort for families of all sizes. ?? The fully finished walkout basement is designed for entertaining, offering impressive 9-foot ceilings, a spacious recreation area, and a custom wet bar—perfect for hosting family celebrations, game nights, or simply relaxing after a long day. ?? Step outside and discover a backyard that truly sets this property apart. The professionally landscaped, south-facing yard gently tiers its way down to the water's edge, creating a private outdoor oasis. Enjoy your morning coffee ? on the elevated deck, take in the panoramic lake views, or spend your evenings entertaining while watching the sunset reflect across the water. This is outdoor living at its very best. ? Additional Features You'll Love: ?• ??

Heated Triple Attached Garage•• Central Air Conditioning•• Underground Sprinkler System•• Built-in Speaker System•• Walk-Through Pantry•• Main-Floor Laundry•• Spectacular South-Facing Lake Views •• Lakefront walkout bungalows in this location rarely become available. Offering exceptional craftsmanship, premium updates, incredible outdoor living, and one of Lloydminster's most desirable waterfront settings, this home delivers a lifestyle that's truly second to none. This is more than a home—it's where unforgettable memories are made. •• Don't miss your opportunity to own one of Lloydminster's premier lakefront properties. Book your private showing today and experience everything this remarkable home has to offer. ***Seller is licensed Realtor***