



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

3610 63 Avenue Close  
Lloydminster, Alberta

MLS # A2329922



**\$609,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | West Lloydminster                                                          |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 1,701 sq.ft.                                                               | Age:   | 1998 (28 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3 full / 1 half   |
| Garage:   | Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, He |        |                   |
| Lot Size: | 0.17 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn     |        |                   |

|             |                                                                                             |            |    |
|-------------|---------------------------------------------------------------------------------------------|------------|----|
| Heating:    | In Floor, Forced Air, Natural Gas                                                           | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                             | Condo Fee: | -  |
| Basement:   | Full                                                                                        | LLD:       | -  |
| Exterior:   | Wood Frame                                                                                  | Zoning:    | R1 |
| Foundation: | Preserved Wood                                                                              | Utilities: | -  |
| Features:   | Central Vacuum, Double Vanity, Dry Bar, Recreation Facilities, Sauna, Storage, Sump Pump(s) |            |    |

Inclusions: N/A

Experience luxury living in prestigious Parkview Estates, tucked away in a quiet cul-de-sac. This exceptional executive bungalow offers timeless elegance, refined craftsmanship, and a unique design that seamlessly blends sophistication with comfort. Stunning curb appeal begins with the impressive stucco exterior, sophisticated grand front entrance, and beautifully enhanced outdoor features including a new fence, new shed, and a gorgeous new composite deck creating an inviting outdoor retreat. Step into the elegant foyer where beautiful chandeliers set the tone for the upscale spaces throughout. Designed with a unique open-concept layout, the home showcases rich hardwood flooring, expansive floor-to-ceiling windows, generous room sizes, and an abundance of natural light creating a seamless flow from one room to the next. Just off the grand entrance, a bright and sophisticated office with soaring ceilings and oversized windows offers exceptional versatility. Ideal for working from home, this elegant space also provides excellent potential to serve as an additional bedroom, guest room, or private retreat to accommodate evolving lifestyle needs. At the heart of the home is an impressive chef-inspired kitchen designed for both entertaining and everyday living, featuring an oversized granite island, butcher block prep station, upgraded stainless steel appliances, professional-style gas cooktop with pot filler, dual built-in ovens, walk-in pantry, and rich custom maple cabinetry. The spacious living room offers warmth and elegance with a beautiful stone-accent gas fireplace framed by large windows. Retreat to the luxurious primary bedroom featuring a cozy corner fireplace, spacious walk-in closet, and an exceptional spa-inspired 6-piece ensuite complete with dual sinks, jacuzzi tub, separate shower, and in-floor heating. Garden doors lead directly to your private

backyard oasis. The fully developed lower level continues to impress with an expansive family and entertainment area, stylish built-in dry bar, relaxing sauna, abundant storage space, two spacious bedrooms, and a beautifully designed bathroom with dual sinks and large shower. Additional upgrades include updated plumbing and new waterproof laminate flooring in the basement. Completing this remarkable property is the massive 19' x 41' heated tandem garage offering exceptional space for vehicles, recreational toys, storage, and workshop needs. A residence of this caliber is rarely captured through words alone. Beyond its impressive features lies an exceptional place to call home, thoughtfully designed to elevate everyday living. Experience it in person and discover the distinctive craftsmanship, sophistication, and lifestyle that make this remarkable property truly unforgettable.