



GRASSROOTS
REALTY GROUP

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3302 64 Avenue
Lloydminster, Alberta

MLS # A2340067



\$929,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,005 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees, Private		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This is one of those homes where the size is impressive, but it's the condition, setting and functionality that really stand out. Located at 3302 64 Avenue, this beautifully cared-for two-storey offers over 3,000 sq. ft. above grade on a massive 13,000+ sq. ft. lot with private access directly into Bud Miller Park. Inside, the front entry makes an immediate impression with high ceilings and a beautiful staircase leading to the second floor. The main level gives you plenty of room to spread out, with multiple living spaces, large windows and a striking stone fireplace tying the main living areas together. The kitchen is substantial and well laid out, with plenty of cabinetry, a centre island and a JennAir gas range and oven. Upstairs, all three bedrooms are generously sized and each has a walk-in closet—a feature families will appreciate every day. The primary bedroom is especially spacious at approximately 21' x 15', complete with a large five-piece ensuite. Downstairs adds another huge living space, including a rec room measuring over 700 sq. ft., a bar area, bathroom and plenty of additional storage. Then there's the garage. At approximately 1,068 sq. ft., it is exceptionally large, with three overhead doors and enough room for vehicles, toys, storage and workspace without feeling crowded. The backyard suits the scale of the home, with mature trees, a large lawn, extensive landscaping, a covered patio with a retractable awning and plenty of privacy. Having your own private access into Bud Miller Park makes an already impressive yard and location even harder to duplicate. This is a large, exceptionally well-kept home where the space is genuinely usable—from the four living areas to the oversized garage and remarkable yard.

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