



GRASSROOTS
REALTY GROUP

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**3614 63 Avenue Close
Lloydminster, Alberta**

MLS # A2342606



\$659,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, Pie Shaped Lot, See Rem		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: LDR

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: mini fridge in basement, Pool table, pool table accessories, main level TV in family room, water fountain in rear side yard.

PRIDE OF OWNERSHIP shines throughout this immaculate 2-story home, ideally situated on a huge pie-shaped lot backing onto a scenic biking path. Offering 1,729 sq. ft. above grade, this thoughtfully designed home features an open-concept main level with updated flooring, a bright living room, formal dining area, breakfast nook, U-shaped kitchen with beautiful maple cabinetry. You'll enjoy the cozy family room with custom built in wood blinds and a cozy gas fireplace. The main floor isn't complete without main level laundry and a 2pce bathroom. The upper level offers 3 spacious bedrooms, a full bath and a beautifully renovated full 5pce Ensuite bathroom featuring a double vanity, deep soaker tub, and glass-enclosed shower. The fully finished basement provides exceptional additional living space with a large open family room, pool table/games area, wet bar, generous sized bedroom, and bathroom with shower—perfect for entertaining, guests, or family use. Step outside to an incredible backyard oasis surrounded by mature landscaping. Enjoy summer evenings around the brick fire pit area, relax on the deck with multiple seating areas and a natural gas BBQ hookup for outdoor cooking, or take advantage of the prepped site area currently suited for a hot tub or future storage shed with power. With direct access to the biking path, this yard offers both privacy and convenience. Underground sprinkler system adds to the features of this stunning back yard. Completing the package is a heated triple attached/heated garage, providing plenty of room for vehicles, toys, and storage and a wash sink stand. Recently painted throughout in neutral tones, this home is exceptionally clean, well maintained, quality upgrades and truly move-in ready.(Many of the upgrades include High efficiency furnace, shingles, luxury vinyl plank flooring, paint, Corian counter tops)

Immediate possession available. A rare combination of space, upgrades, an incredible yard, and pride of ownership—this one is a must-see! All appliances and main level TV are included. *Hot tub is being removed.