

\$615,000 - 3909 65 Avenue, Lloydminster

MLS® #A2239114

\$615,000

5 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.26 Acres

Parkview Estates, Lloydminster, Alberta

Located in the highly sought-after Parkview neighbourhood, this stunning 1577 sq.ft. home checks all the boxes—and then some! Set on a quiet, beautifully landscaped street, the curb appeal here is second to none, featuring a spacious driveway with RV parking and a triple car garage.

Step inside and feel right at home in the bright, sun-filled living room complete with a cozy gas fireplace. The main floor offers a big beautiful kitchen with lots of cupboard space and a large dining area overlooking the backyard. A cozy sitting area/reading nook, three spacious bedrooms, including a primary suite with an upgraded steam shower in the ensuite—perfect for unwinding at the end of the day. The basement adds two more bedrooms, a large family room, and a third full bathroom, giving you all the space you need for family and guests.

The backyard is truly a retreat, boasting a two-tier deck, mature trees, a charming garden area, garage access, and a delightful raspberry-lined path that leads to the shed and around to the front.

Location is key—and this home is ideally situated within walking distance to schools and shopping centres.

Additional highlights:

Quick possession available

Beautiful curb appeal

Thoughtfully maintained and move-in ready

Central Air for those hot summer day's



Don't miss your chance to own
this gem in Parkview. Book your showing
today!

Built in 2002

Essential Information

MLS® #	A2239114
Price	\$615,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,577
Acres	0.26
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	3909 65 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2W6

Amenities

Parking Spaces	8
Parking	RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	91
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.