

# \$439,900 - 3401 64 Avenue, Lloydminster

MLS® #A2250570

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,263 sqft  
Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded 1997-built bungalow, nestled on a quiet street just steps from the serene Bud Miller All Seasons Park. This charming home offers both character and modern convenience, with an upgraded stucco exterior and a matching garden shed that adds to the home's curb appeal.

Step inside to find a spacious, open-concept main floor featuring a huge kitchen with abundant cabinetry and a dedicated dining area – perfect for hosting family meals or entertaining guests. The bright living space flows seamlessly, making it the heart of the home.

With two bedrooms on the main level and three additional bedrooms in the fully finished basement, this home provides ample space for a large or growing family. Enjoy cozy evenings in the basement around the gas fireplace, a perfect touch for comfort and warmth.

Additional features include:

Double attached heated garage with floor drain

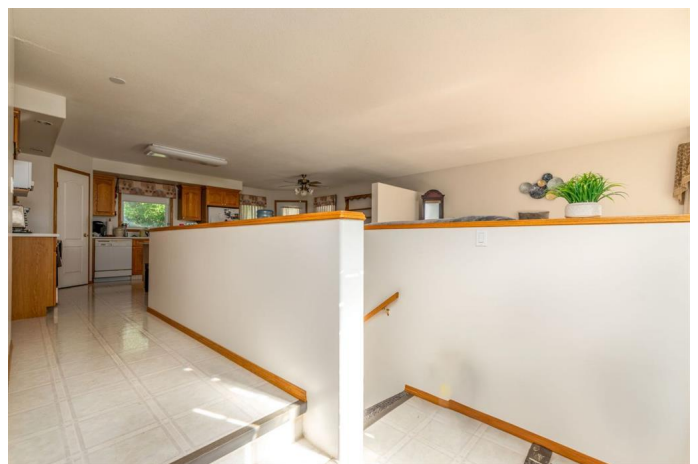
Composite covered deck for year-round enjoyment

Fully fenced yard ideal for kids, pets, or private outdoor gatherings

Main floor laundry and central air conditioning for everyday convenience

Concrete foundation – a rare and valuable feature for peace of mind

Don't miss your opportunity to own this exceptional home in a prime location. With its



blend of modern upgrades, space, and unbeatable proximity to one of the city’s most popular parks, this bungalow is truly a must-see!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250570    |
| Price          | \$439,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,263       |
| Acres          | 0.15        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3401 64 Avenue   |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 2W1          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | Central Air                                            |

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

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 52                |
| Zoning         | R1                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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