

\$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	68
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY ELITE
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