

# \$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           | Forced Air, Fireplace(s)                                                                                                                 |
| 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, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Concrete                                                                              |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 70              |
| 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.