

# \$389,900 - 3601 65th Ave, Lloydminster

MLS® #A2221758

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

This fully finished gem offers over 1,200 sq. ft. of comfortable living space in a location that can't be beat—just minutes from schools, parks, and plenty of shopping options.

Step inside and you're greeted by charming pillars and warm hardwood floors in the living room. With 3 + 1 bedrooms and 3 bathrooms, there's plenty of room for the whole family. The primary suite includes a tiled shower for a nice touch of comfort.

Downstairs, you'll find a huge family and games room featuring a cozy gas stove—perfect for movie nights or hosting friends.

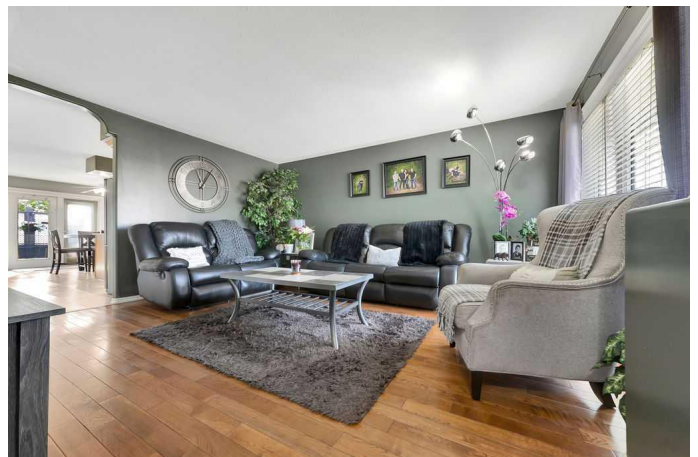
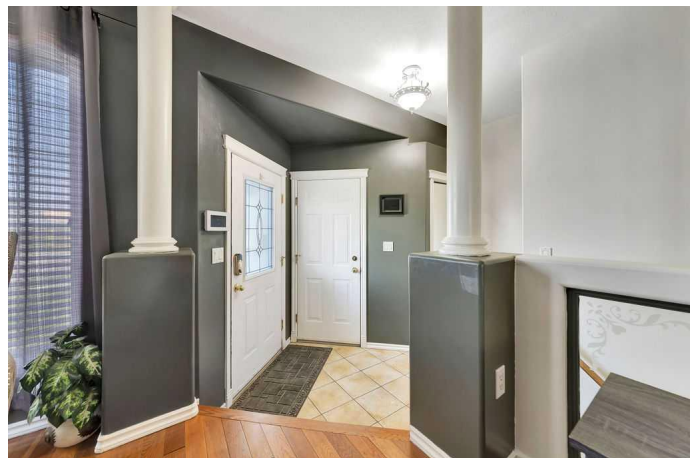
Outside, the backyard is fully fenced and landscaped, with a private deck that's ready for summer BBQs or quiet mornings with coffee.

Don't miss your chance to live in one of the most convenient neighborhoods in town. Come see what Parkview has to offer!

Built in 2000

## Essential Information

MLS® #	A2221758
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.15



Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3601 65th Ave
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2W1

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Brick/Mortar, Wood

### Additional Information

Date Listed	May 14th, 2025
-------------	----------------

Days on Market	9
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.