

# \$395,000 - 6817 39a Street, Lloydminster

MLS® #A2200379

## \$395,000

5 Bedroom, 3.00 Bathroom, 1,293 sqft  
Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

This spacious bi-level home on the Alberta side of Lloydminster offers 5 bedrooms, 3 bathrooms, and a bright, open layout perfect for family living. The main floor features a large living room, functional kitchen with island and pantry, and a dining area that leads to a fully fenced backyard with a deck. The primary suite includes a private ensuite, while two more bedrooms and a 4-piece bathroom complete the level. Downstairs, the finished basement boasts a huge family room, two bedrooms, another bathroom, and ample storage. A double attached garage with openers and RV parking add convenience. Located near Holy Rosary and St. Thomas schools, shopping, and parks, this move-in-ready home is waiting for you! Book your showing today!

Built in 2006

### Essential Information

MLS® #	A2200379
Price	\$395,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,293
Acres	0.14
Year Built	2006
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	6817 39a Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	27
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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