# \$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

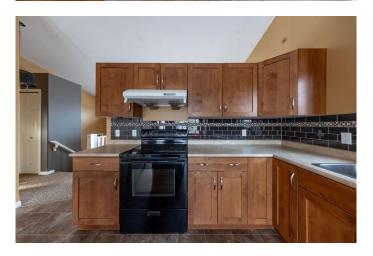
Acres 0.14

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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