

# \$439,950 - 6812 39 A Street, Lloydminster

MLS® #A2224640

**\$439,950**

4 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this well-loved home in Parkview, perfect for anyone looking for a comfortable space in a friendly neighborhood. Right from the front deck, you'll feel the warm, welcoming vibe. Step inside to a spacious foyer that gives you room to breathe, then head upstairs to an open and easy layout. The living room is bright and cozy, flowing right into the kitchen where there's a handy corner pantry and a central island that makes it easy to cook, snack or chat. The dining area is just off to the side with French doors that take you out to the back deck, great for enjoying summer evenings or watching the kids play. There are two bedrooms and a full bathroom on the main floor, but what really makes this layout special is the primary bedroom tucked up a few steps. It feels like its own retreat with a walk-in closet and ensuite bathroom. Downstairs, there's even more space to stretch out. The large family room and games area offer lots of flexibility, whether you need a play space, movie zone or room to entertain. There's also a laundry room, another full bathroom and one more bedroom that works great for guests or teens. A double attached garage adds convenience, and the whole home is solid, functional and full of potential.

Built in 2006

## Essential Information



MLS® #	A2224640
Price	\$439,950
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,295
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	6812 39 A Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	27
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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