

\$459,900 - 7301 39a Street, Lloydminster

MLS® #A2208835

\$459,900

5 Bedroom, 3.00 Bathroom, 1,351 sqft
Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

This is the one you have been waiting for- this 1351 square foot modified bi-level is immaculate and ready for new owners. Located in a quiet location in Parkview Estates, this 5 bedroom 3 bathroom home will be the top of your list of homes you want to see!!! The main floor is open from the kitchen to the living room offering the best layout for families or entertaining, The 22' by 24' attached garage is heated and has hot/cold water taps and a garage floor drain. Additional features include: newer kitchen appliances (2024), central air conditioning, RV parking opportunities on the oversized lot, basement was professionally finished with insulation for sound proofing and living room home theatre wiring, the backyard is fully landscaped with brick firepit and surround, custom slate walkway, 3 raised garden beds, cedar deck plus so much more!!



Built in 2012

Essential Information

MLS® #	A2208835
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,351
Acres	0.13

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	7301 39a Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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