

# \$424,500 - 6816 39a Street, Lloydminster

MLS® #A2217655

**\$424,500**

4 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Welcome Home! A peaceful Parkview location with convenient pathway access to the school yards, park and greenspace directly across the street! Also located only a few blocks from services and access to shopping. Enjoy the outdoors on your south facing, covered front veranda or the lovely, fully fenced and landscaped rear yard deck with sun blocking, privacy pergola. Outdoor tools and toys can be tucked away in the included storage shed. A 22 x 25.5 heated garage presents as a great hang out space and to complete projects out of the elements with clean and durable polyaspartic floor coating and featuring a sweet, full overhead screen door to help bring the outside in – with out the bugs! This is a fantastic tool to keep pets or little people safely contained in this area while you are working outdoors. Bonus: RV Parking! This homey and welcoming, carpet-free, custom bungalow floorplan is tastefully decorated with appealing colours and an updated lighting package. The entry way is large enough to easily welcome in guests without it being crowded and the vaulted living/dining and kitchen is partial open concept, easy flow with fresh white cabinetry and maple mouldings, classic white subway tile backsplash, eat up island with electricity, beautiful wooden butcherblock countertops, corner pantry with glass door, pot lights, modern stainless steel appliance package and direct access to the rear deck for fun BBQ nights. The backdoor also has a sliding door screen as well to bring natural air flow through



the home if you choose not to use your central air-conditioning, at times. Each of the four bedrooms in this well laid out home are a comfortable size, the primary has a walk-in closet, three-piece bath with handy vanity storage. The main bath has a transom window over the tub for added natural light and extra storage space with built in cabinetry. As you move to the lower level, you will find a supersized family room with corner gas fireplace and plenty of opportunity for whatever your needs are in your space: an exercise area, theatre room, games or playroom. Two large bedrooms, dedicated laundry with an included washer and dryer that is basically brand new. This place feels like home, has been lovingly maintained and is seeking new owners. Make your move!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217655    |
| Price          | \$424,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,081       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 6816 39a Street  |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |

Province                    Alberta  
Postal Code                T9V1P1

**Amenities**

Parking Spaces            6  
Parking                    Double Garage Attached  
# of Garages                2

**Interior**

Interior Features        High Ceilings, Kitchen Island, Under Cabinet Lighting, Vaulted Ceiling(s), Quartz Counters  
Appliances                Central Air Conditioner, Microwave Hood Fan, Range, Dishwasher  
Heating                    Forced Air, Natural Gas, Floor Heating  
Cooling                    Central Air  
Fireplace                  Yes  
# of Fireplaces            1  
Fireplaces                Basement, Gas  
Has Basement            Yes  
Basement                Finished, Full



**Exterior**

Exterior Features        Private Entrance, Private Yard  
Lot Description            Back Yard, City Lot, Irregular Lot, Landscaped, Lawn, Private, Street Lighting  
Roof                        Asphalt Shingle  
Construction              Brick, Vinyl Siding, Wood Frame  
Foundation                Wood

**Additional Information**

Date Listed                May 5th, 2025  
Days on Market            7  
Zoning                      R1

**Listing Details**

Listing Office              COLDWELL BANKER - CITY SIDE REALTY

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