

\$459,900 - 6304 42 Street, Lloydminster

MLS® #A2252560

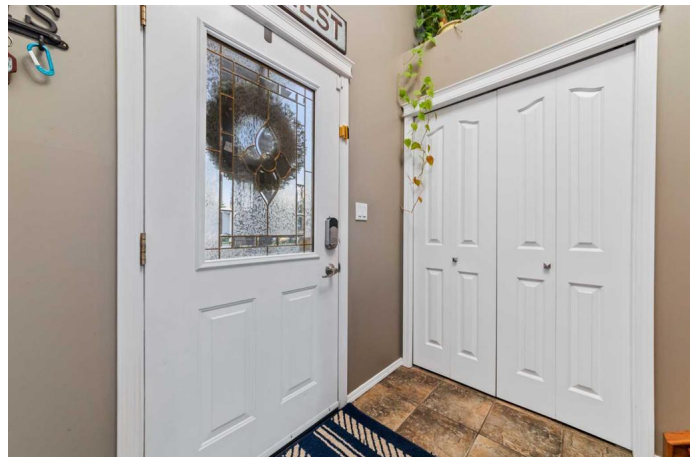
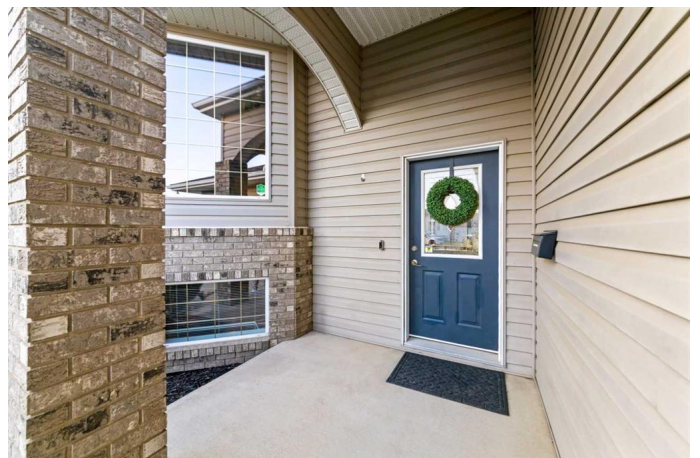
\$459,900

4 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Public Open House Sunday September 28th 1:00-2:30. It starts with curb appeal in this 2001 Parkview Bi-level that features a private back yard and a great location close to schools and shopping! The South-facing living room bay window allows for an abundance of natural light to flow into the home. The adjacent kitchen/dining area will hold that larger table for those special occasion meals, plus it has a large island, a pantry and access to the covered back deck. There are two bedrooms on the main level including the oversized primary bedroom with 3-pc ensuite and spacious walk-in closet. The main 4-pc family bathroom completes the level. The basement is fully finished with two more bedrooms and another 4-pc bathroom. The large family room/entertainment space is complimented by large windows and with a gas fireplace to add that little extra warmth in the fall and winter seasons. The backyard is beautiful. In addition to the covered back deck there is a patio, a pergola and a shed for toys and tools. The yard is fenced for privacy and pets. Note the other value adding features associated with this property including central air conditioning, central vacuum, 6 yr old shingles and the double attached heated and insulated garage. Another added bonus is the garage having a vehicle drive through door to the back yard, this gives you great access for yard equipment and you can store a boat or ATV trailer in the privacy of your own yard. If you want to add a hot tub in the future the



wiring is already in place. Call to view!

Built in 2001

Essential Information

MLS® #	A2252560
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6304 42 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2X9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 28th, 2025
Days on Market	26
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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