

# \$335,000 - 6612 39 Street, Lloydminster

MLS® #A2213987

## \$335,000

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

This home features 4 bedrooms and 2 bathrooms with double detached garage heated and insulated. The main floor is an open concept featuring the Living room, dining room, kitchen and all appliances included, master bedroom, another bedroom, main floor laundry (inside the closet) and a door access in the kitchen for the deck , backyard and the garage. The fully finished basement features a very large family room, 2 good sized bedrooms, newly replaced 3 piece bathroom , utility room and under stairs storage, the Shingles was replaced in Year 2020, nice backyard and long driveway. It is a walking distance to the Holy Rosary school and St Thomas School, and block away to shopping centers, restaurant and to other amenities.

Built in 2001

## Essential Information

MLS® #	A2213987
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	6612 39 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway, RV Access/Parking
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 19th, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office	Maxwell Reliant Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.