# \$399,900 - 7108 40 Street, Lloydminster

MLS® #A2229672

#### \$399,900

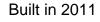
4 Bedroom, 3.00 Bathroom, 1,050 sqft Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Beautiful 4 bedroom bi-level on a quiet street in Parkview. This attractive home has been well maintained and features 2 bedrooms, 2 bathrooms including a 3-piecce ensuite, and a large kitchen with tons of counter space, corner pantry and an island! The basement has been finished in the last few years and includes a functional family roomâ€l a perfect place to relax and watch the game! Youâ€<sup>TM</sup>II also find 2 more bedrooms, a 4-piece bathroom with tile floors and a spacious laundry/mechanical room. Additional features include: RV parking, double attached heated garage, fenced yard with a shed and a natural gas line for a BBQ.







#### **Essential Information**

MLS® #	A2229672
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.12
Year Built	2011
Туре	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## **Community Information**

Address Subdivision City County Province Postal Code	7108 40 Street Parkview Estates Lloydminster Lloydminster Alberta T9V 3L2
Amenities	
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking
# of Garages	2
Interior	
Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full
Exterior	

Exterior
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Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

## **Additional Information**

Date Listed	June 9th, 2025
Days on Market	12
Zoning	R1

### **Listing Details**

Listing Office MUSGRAVE AGENCIES

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