

# \$419,900 - 6816 39a Street, Lloydminster

MLS® #A2217655

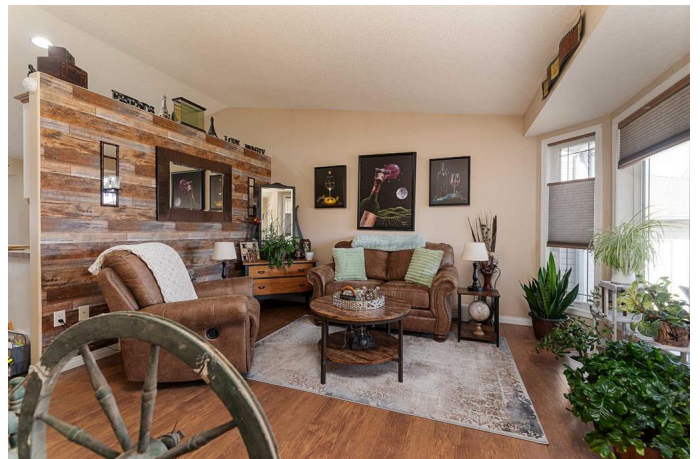
**\$419,900**

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 - BRAND NEW SHINGLES! 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. The sellers are motivated to move and an immediate possession date can be accommodated. Make your move!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217655    |
| Price          | \$419,900   |
| 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, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas, Floor Furnace  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Basement   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 99            |
| Zoning         | R1            |

### **Listing Details**

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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