

# \$357,777 - 6807 39a Street, Lloydminster

MLS® #A2085248

**\$357,777**

5 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.15 Acres

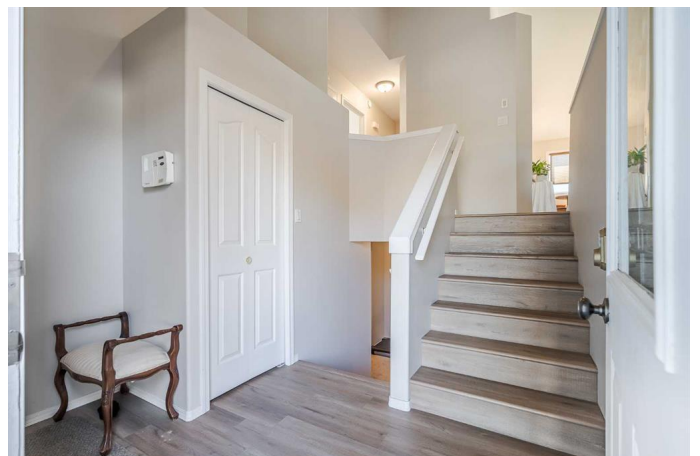
West Lloydminster City, Lloydminster, Alberta

Properties like this one enter and leave the market quickly as they are so exceptional, nothing often compares in how they show or what they offer. You do not want to miss this one!! The quiet crescent location means no busy arterial roads used as a shortcut to your favorite big box store- localized traffic is all you will deal with where this home is situated. Newer paint and flooring throughout this home make it move in ready, with no work to the new owners- just move in and enjoy. Three bedrooms on the main floor and two additional bedrooms in the basement means everyone has a bedroom in the family! Add to this the fact there is three bathrooms and all your basic requirements are fulfilled when you purchase this home. Add to all this, all the additional features: 11' wide RV parking for your trailers or motorhome, two-tiered deck, central air conditioning, backyard shed, attached garage, full appliance package plus more.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2085248  |
| Price          | \$357,777 |
| Sold Price     | \$345,777 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,106     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 2006        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 6807 39a Street        |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 1P1                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Lawn, Treed              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2023 |
| Date Sold      | April 5th, 2024   |
| Days on Market | 184               |

|          |      |
|----------|------|
| Zoning   | R1   |
| HOA Fees | 0.00 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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