

# \$389,900 - 7114 39a Street, Lloydminster

MLS® #A2099837

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.13 Acres

West Lloydminster City, Lloydminster, Alberta

The perfect home is within your reach, time to come and view this modern large family home. This house will check all the boxes and is move-in ready. With over 1,314 square feet of above-ground living space, you get 4 large bedrooms, 3 full bathrooms, completely open concept kitchen to living room with new feature wall and fireplace just added. Take a deep breath and fall in love with this amazing master bedroom, ensuite and walk in closet. Enjoy a brand new central air conditioning unit this summer! The backyard is gorgeous and with multiple large decks outdoor living is made easy. Same beauty carries into front of the home with amazing street presence, Gemstone permanent lighting, stunning front landscaping and a huge driveway with RV parking. A great neighborhood by schools and parks located on a peaceful street away from the busy roads.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2099837  |
| Price          | \$389,900 |
| Sold Price     | \$386,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,314     |
| Acres          | 0.13      |



|            |                   |
|------------|-------------------|
| Year Built | 2012              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Modified Bi-Level |
| Status     | Sold              |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 7114 39a Street        |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 3M3                |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Parking Lot |

### **Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

### **Exterior**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 3rd, 2024  |
| Date Sold      | February 1st, 2024 |
| Days on Market | 28                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office            MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.