

\$359,900 - 7209 39a Street, Lloydminster

MLS® #A2118129

\$359,900

4 Bedroom, 3.00 Bathroom, 1,008 sqft

Residential on 0.12 Acres

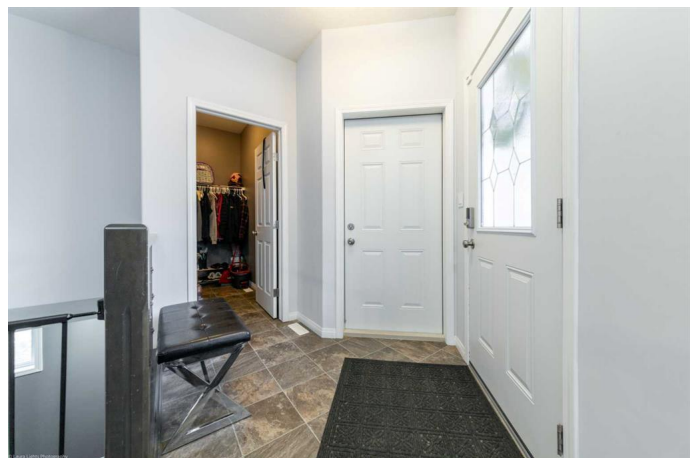
West Lloydminster City, Lloydminster, Alberta

Welcome to this charming residence situated within the serene neighborhood of Parkview Estates, an ideal locale for those in search of a peaceful living environment. The exterior of this home is as inviting as its interior, boasting plenty of yard space for outdoor activities, gardening, or simply soaking in the fresh air.

The spacious driveway has an extra concrete pad and provides three full parking spaces that easily accommodate your vehicles or visiting guests. The home's entrance features a separate mudroom, a practical addition that keeps the rest of your living space clean by offering a designated area for coats and shoes.

On the main level, you'll find an open floor plan that beautifully connects the living areas, creating a spacious and welcoming atmosphere. The sunken living room is a highlight, offering a cozy space designed for relaxation and comfort, with a touch of elegance added by the wrought iron railing. The kitchen, equipped with an island that seats four and a convenient coffee bar beside the fridge, is perfect for quick meals or enjoying your morning coffee in a comfortable setting.

This well-maintained house ensures that it is in pristine condition for its new owners, with features such as air conditioning throughout the home to ensure comfort in every season. A



large storage area also helps keep your living spaces organized and clutter-free.

On the lower level of the home, you're introduced to a huge living room, an expansive area designed for entertainment or as a quiet retreat. This level also includes two bedrooms and a 4-piece bathroom, accommodating the needs of a family or guests with ease.

This property in Parkview Estates offers a comfortable and stylish living environment as well as the convenience and warmth of a friendly community. Whether you're hosting guests or enjoying a tranquil evening at home, this home is poised to meet all your needs and more, making it the perfect place to call home.

Built in 2012

Essential Information

MLS® #	A2118129
Price	\$359,900
Sold Price	\$355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,008
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7209 39a Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster

Province	Alberta
Postal Code	T9V 3M2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 17th, 2024
Days on Market	21
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.