

\$399,900 - 6609 34 Street, Lloydminster

MLS® #A2164349

\$399,900

5 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.19 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to your next home! This spacious 5-bedroom, 3-bathroom gem is perfectly situated in a tranquil neighborhood within walking distance of St. Thomas & Holy Rosary schools and several shopping options. The main floor boasts a large living room, a generous eat-in kitchen with ample storage and built-ins, three bedrooms including a primary suite with 4-piece ensuite, and convenient main floor laundry. The lower level features a cozy family room with a gas fireplace and dry bar, a massive storage area, two additional spacious bedrooms, a dedicated office, and 3-piece bathroom. Outside, enjoy a beautifully maintained backyard offering privacy and space, complemented by a 2-car heated and fully finished garage, a triple-car paved driveway, and RV parking. With a newer central A/C unit and excellent condition throughout, this home is ready for you to move in and enjoy. Don't miss out—schedule your viewing today!

Built in 2004

Essential Information

MLS® #	A2164349
Price	\$399,900
Sold Price	\$380,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,346
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6609 34 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, Dry Bar, Vinyl Windows, Jetted Tub, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Interior Lot, Lawn, Landscaped, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed September 11th, 2024
Date Sold December 23rd, 2024
Days on Market 103
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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