

\$459,900 - 7114 40 Street, Lloydminster

MLS® #A2203452

\$459,900

4 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.13 Acres

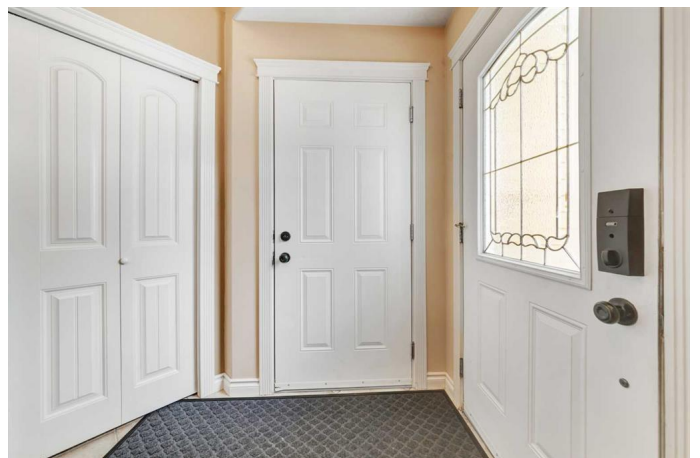
Parkview Estates, Lloydminster, Alberta

Welcome to this stunning, meticulously maintained bi-level home nestled in the desirable Parkview neighbourhood of Lloydminster. This captivating residence offers 2 bedrooms on the upper level and 2 more below, featuring gorgeous hardwood floors and a striking vaulted ceiling. The sun-drenched living room boasts a south-facing window, providing ample morning sunlight that warmly fills the space. The expansive kitchen is a culinary delight, boasting a massive island, a convenient pantry, and direct access to the covered deck. It has a natural gas BBQ line and is perfect for outdoor entertaining. The primary bedroom is a serene retreat with its walk-in closet and a private 3-piece ensuite. Venture downstairs to discover a beautifully finished basement with a spacious family room with a cozy gas fireplace, two additional bedrooms, a 4-piece bathroom, and ample storage space. You'll enjoy year-round comfort with central air conditioning throughout the home. This property also includes a double attached garage and RV parking, providing ultimate convenience and practicality. Don't miss your opportunity to own this exceptional home in a fantastic location. 3D Virtual Tour Available!

Built in 2010

Essential Information

MLS® # A2203452



Price	\$459,900
Sold Price	\$458,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,210
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7114 40 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K7

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Insulated, RV Access/Parking

Interior

Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 19th, 2025
Date Sold	March 28th, 2025
Days on Market	9
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.