

\$352,500 - 7107 41 Street, Lloydminster

MLS® #A2203919

\$352,500

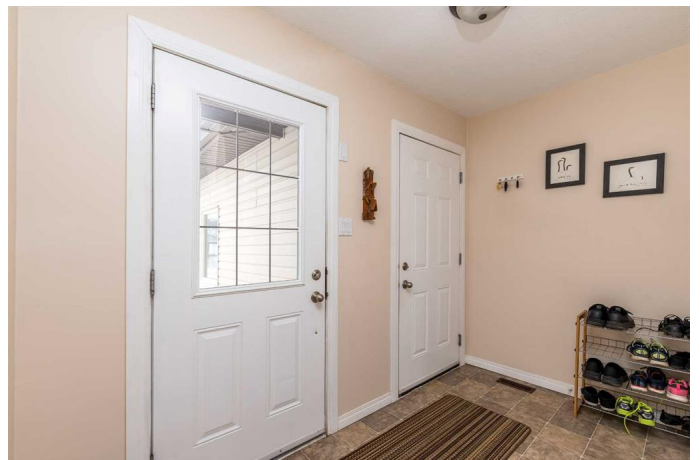
3 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

Make your move! This immaculately cared for one-owner home in Parkview Estates is seeking new owners. An open concept bungalow floor plan is welcoming with a large foyer, dedicated office space and tasteful hardwood flooring in the main living area. The wrap around kitchen is conveniently layed out with an included appliance package. The living and dining areas are bright with natural light from the large surrounding windows and the dining area has handy built in curio cabinetry. Host a crowd as there is plenty of space for a large dining table here. All of the window coverings in the main living area were tastefully updated in the spring of 2024. Both main floor bedrooms are a generous size and the master presents with a three-piece ensuite and walk in closet. If you moved plumbing up, a stackable laundry set could be re-located upstairs into this walk-in closet should going downstairs ever be an issue for a future owner.

The basement is partially finished with a supersized bedroom, has large windows throughout, there is a 2 piece bathroom completed with plumbing available to add a shower. The major mechanical is updated with a new furnace in 2024, water tank in 2020, this home also has an air exchanger and central air-conditioning. Get creative with some projects in the current workshop (tools and equipment are negotiable) OR convert this space to an additional bedroom. The yard is fully fenced and landscaped with RV parking, a storage shed and natural gas BBQ hookup



to the back deck. There is a partially insulated 18x20 attached garage with automatic door opener and controls. Welcome Home!

Built in 2008

Essential Information

MLS® #	A2203919
Price	\$352,500
Sold Price	\$350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7107 41 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H8

Amenities

Parking Spaces	5
Parking	RV Access/Parking, Single Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings, Garburator

Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot, Front Yard, Landscaped, Lawn, Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Wood

Additional Information

Date Listed	March 19th, 2025
Date Sold	April 2nd, 2025
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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