

\$399,900 - 7108 40 Street, Lloydminster

MLS® #A2229672

\$399,900

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Beautiful 4 bedroom bi-level on a quiet street in Parkview. This attractive home has been well maintained and features 2 bedrooms, 2 bathrooms including a 3-piece ensuite, and a large kitchen with tons of counter space, corner pantry and an island! The basement has been finished in the last few years and includes a functional family room—a perfect place to relax and watch the game! You'll also find 2 more bedrooms, a 4-piece bathroom with tile floors and a spacious laundry/mechanical room. Additional features include: RV parking, double attached heated garage, fenced yard with a shed and a natural gas line for a BBQ.

Built in 2011

Essential Information

MLS® #	A2229672
Price	\$399,900
Sold Price	\$390,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status	Sold
--------	------

Community Information

Address	7108 40 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Floor Furnace, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 9th, 2025
Date Sold	June 30th, 2025
Days on Market	20
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.