

# \$484,900 - 7105 39 Street, Lloydminster

MLS® #A2247571

## \$484,900

5 Bedroom, 3.00 Bathroom, 1,303 sqft  
Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

This stylish Parkview bungalow has everything your family needs—including the convenience of main floor laundry! Step inside to a bright, open main floor featuring a beautiful kitchen with vaulted ceilings, backsplash, under cabinet lighting, a large island, and a corner pantry. You'll find three spacious bedrooms and two bathrooms up, including a primary suite with a 3-piece ensuite and walk-in closet. Downstairs, the fully finished basement is a kid-friendly haven with a massive family room, projector setup, two large bedrooms, a 4-piece bath, and plenty of storage. Outside, enjoy summer to the fullest with a 2-tiered deck perfect for a hot tub, a stamped concrete firepit area (gas conduit already in place), and room to relax or play.

Extras include: new washer & dryer, heated garage, central A/C, RV parking, natural gas BBQ hookup, and a kids' play set.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247571  |
| Price          | \$484,900 |
| Sold Price     | \$489,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,303     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 2012        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7105 39 Street   |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 3M3          |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                |
| Parking        | Double Garage Attached, Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Walk-In Closet(s), Kitchen Island, Recessed Lighting                                              |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Microwave Hood Fan, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                               |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Date Sold      | August 20th, 2025 |
| Days on Market | 9                 |

|          |      |
|----------|------|
| Zoning   | R1   |
| HOA Fees | 0.00 |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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