

# \$459,900 - 6304 42 Street, Lloydminster

MLS® #A2252560

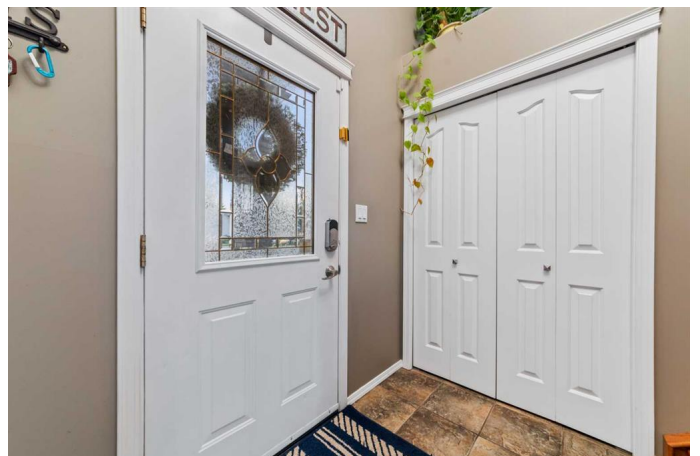
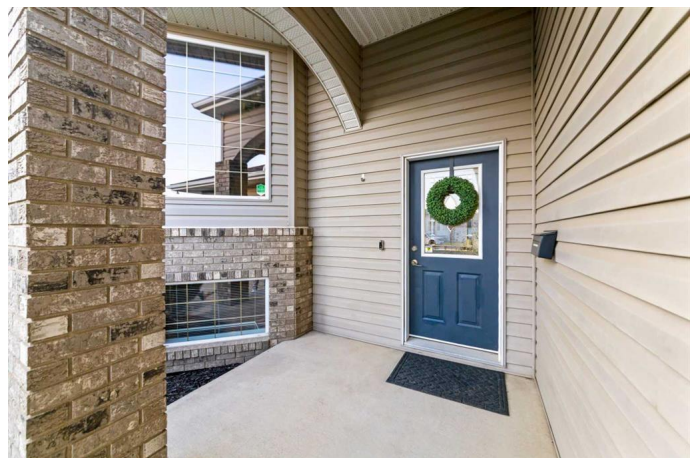
**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

It starts with curb appeal in this 2001 Parkview Bi-level that features a private back yard and a great location close to schools and shopping! The South-facing living room bay window allows for an abundance of natural light to flow into the home. The adjacent kitchen/dining area will hold that larger table for those special occasion meals, plus it has a large island, a pantry and access to the covered back deck. There are two bedrooms on the main level including the oversized primary bedroom with 3-pc ensuite and spacious walk-in closet. The main 4-pc family bathroom completes the level. The basement is fully finished with two more bedrooms and another 4-pc bathroom. The large family room/entertainment space is complimented by large windows and with a gas fireplace to add that little extra warmth in the fall and winter seasons. The backyard is beautiful. In addition to the covered back deck there is a patio, a pergola and a shed for toys and tools. The yard is fenced for privacy and pets. Note the other value adding features associated with this property including central air conditioning, central vacuum, 6 yr old shingles and the double attached heated and insulated garage. Another added bonus is the garage having a vehicle drive through door to the back yard, this gives you great access for yard equipment and you can store a boat or ATV trailer in the privacy of your own yard. If you want to add a hot tub in the future the wiring is already in place. Call to view!



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252560    |
| Price          | \$459,900   |
| Sold Price     | \$457,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,260       |
| Acres          | 0.15        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 6304 42 Street   |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 2X9          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry                                                                     |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s), Microwave Hood Fan, Stove(s) |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Back Yard, Front Yard, Lawn, Landscaped  
Roof                      Asphalt Shingle  
Construction          Wood Frame, Vinyl Siding  
Foundation            Wood

**Additional Information**

Date Listed              August 28th, 2025  
Date Sold                October 4th, 2025  
Days on Market        36  
Zoning                    R1  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX OF LLOYDMINSTER

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