6908 35 Street S
Lloydminster, Alberta

MLS # A2215099

$559,900

Division:	West Lloydminster
Type:	Residential/House
Style:	2 Storey

Size:	1,871 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.11 Acre
Lot Feat:	Backs on to Park/Green Space, City Lot, No Neighbours Behind

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-

Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows

Inclusions:	NA

Modern Design Meets Everyday Functionality – Ready Fall 2025! Step into sophisticated style with this brand-new 4 bedroom, 4 bathroom home, set to be completed by the end of September. Every inch is thoughtfully designed with clean, modern finishes and practical touches that elevate daily living. The heart of the home features a sleek kitchen with stunning waterfall quartz countertops and a central island perfect for entertaining. Upstairs, enjoy the convenience of second-floor laundry and an open-concept office space — ideal for working from home or homework time. The spacious primary suite includes a luxurious 5-piece ensuite for the perfect retreat. Backing directly onto green space and walking paths near Holy Rosary School, this home offers both privacy and connection to nature. With over 2,100 sq ft of finished living space, a bright open layout, and refined craftsmanship throughout, this home delivers style and function in perfect balance. This is your opportunity to own a fresh, move-in-ready home in a sought-after neighborhood — modern living, thoughtfully built from the ground up.