

**7215 39A Street  
Lloydminster, Alberta**

**MLS # A2215630**



# \$479,777

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Block Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this delightful home nestled in the serene Parkview Estates neighborhood. Perfectly designed for family living and entertaining, this residence offers an exceptionally large, south-facing backyard &mdash; ideal for sunny days spent outdoors. Kids will love the trampoline area, sandbox, and play structure, while adults can gather around the cozy fire pit for evenings under the stars. Inside, the open-concept layout creates a bright and spacious feel throughout. The primary bedroom serves as a peaceful retreat, featuring a luxurious ensuite complete with a large soaking tub for ultimate relaxation. Downstairs, the fun-filled basement with a built-in bar is perfect for hosting friends or enjoying a quiet night in. Additional features include a finished, heated garage for year-round convenience, and a prime location close to schools and within walking distance of grocery stores and everyday amenities. Don't miss your chance to call this wonderful, family-friendly home yours in the highly sought-after Parkview Estates! Check out the 3D virtual Tour!