

6812 39 A Street  
Lloydminster, Alberta

MLS # A2224640



# \$439,950

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this well-loved home in Parkview, perfect for anyone looking for a comfortable space in a friendly neighborhood. Right from the front deck, you'll feel the warm, welcoming vibe. Step inside to a spacious foyer that gives you room to breathe, then head upstairs to an open and easy layout. The living room is bright and cozy, flowing right into the kitchen where there's a handy corner pantry and a central island that makes it easy to cook, snack or chat. The dining area is just off to the side with French doors that take you out to the back deck, great for enjoying summer evenings or watching the kids play. There are two bedrooms and a full bathroom on the main floor, but what really makes this layout special is the primary bedroom tucked up a few steps. It feels like its own retreat with a walk-in closet and ensuite bathroom. Downstairs, there's even more space to stretch out. The large family room and games area offer lots of flexibility, whether you need a play space, movie zone or room to entertain. There's also a laundry room, another full bathroom and one more bedroom that works great for guests or teens. A double attached garage adds convenience, and the whole home is solid, functional and full of potential.