

\$419,000 - 6816 39a Street, Lloydminster

MLS® #A2217655

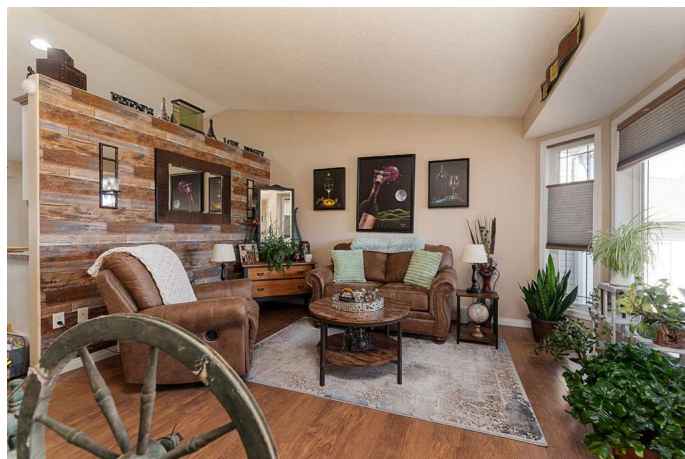
\$419,000

4 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Welcome Home! A peaceful Parkview location with convenient pathway access to the school yards, park and greenspace directly across the street! Also located only a few blocks from services and access to shopping. Enjoy the outdoors on your south facing, covered front veranda or the lovely, fully fenced and landscaped rear yard deck with sun blocking, privacy pergola. Outdoor tools and toys can be tucked away in the included storage shed. A 22 x 25.5 heated garage presents as a great hang out space and to complete projects out of the elements with clean and durable polyaspartic floor coating and featuring a sweet, full overhead screen door to help bring the outside in – with out the bugs! This is a fantastic tool to keep pets or little people safely contained in this area while you are working outdoors. BONUS: RV Parking - BRAND NEW SHINGLES! This homey and welcoming, carpet-free, custom bungalow floorplan is tastefully decorated with appealing colours and an updated lighting package. The entry way is large enough to easily welcome in guests without it being crowded and the vaulted living/dining and kitchen is partial open concept, easy flow with fresh white cabinetry and maple mouldings, classic white subway tile backsplash, eat up island with electricity, beautiful wooden butcherblock countertops, corner pantry with glass door, pot lights, modern stainless steel appliance package and direct access to the rear deck for fun BBQ nights. The backdoor also has a sliding door



screen as well to bring natural air flow through the home if you choose not to use your central air-conditioning, at times. Each of the four bedrooms in this well laid out home are a comfortable size, the primary has a walk-in closet, three-piece bath with handy vanity storage. The main bath has a transom window over the tub for added natural light and extra storage space with built in cabinetry. As you move to the lower level, you will find a supersized family room with corner gas fireplace and plenty of opportunity for whatever your needs are in your space: an exercise area, theatre room, games or playroom. Two large bedrooms, dedicated laundry with an included washer and dryer that is basically brand new. This place feels like home, has been lovingly maintained and is seeking new owners. The sellers are motivated to move and an immediate possession date can be accomodated. Make your move!

Built in 2006

Essential Information

MLS® #	A2217655
Price	\$419,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,081
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6816 39a Street
---------	-----------------

Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1P1

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wood Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Window Coverings, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer
Heating	Natural Gas, Floor Furnace, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot, Street Lighting, Back Yard, Irregular Lot, Lawn, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	May 5th, 2025
Days on Market	157
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.