



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7226 29 Street
Lloydminster, Alberta

MLS # A2243917



\$449,777

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Step into comfort, space, and style in this beautifully maintained 4-bedroom, 3-bathroom home nestled in the sought-after community of Parkview. From the moment you arrive, you'll appreciate the peaceful setting, backing onto a Lloydminster Continuing Care Center, offering enhanced privacy and a quiet atmosphere. Inside, the rich dark vinyl plank flooring invites you into a warm, open living space, perfect for cozy evenings or entertaining guests. The kitchen is a dream to cook in, with light-colored cabinetry, a central island, tile flooring, and a corner pantry that keeps everything at your fingertips. The adjacent dining area opens seamlessly to a huge deck, extending your living space outdoors — imagine summer barbecues, morning coffee in the sun, or unwinding under the stars. Downstairs, you'll find a generous family room and two large bedrooms, ideal for guests, older children, or a home office setup. A full 3-piece bathroom ensures convenience and comfort for everyone. RV parking adds to the functionality of this home, making room for all your toys and travel plans. Whether you're raising a family or just love the extra space, you'll appreciate being steps from schools, parks, playgrounds, and shopping — everything you need is right here. Don't just imagine it — experience it! Take the 3D virtual tour and picture your life in this beautiful Parkview home today.