



GRASSROOTS
REALTY GROUP

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6802 35 Street
Lloydminster, Alberta

MLS # A2254676



\$389,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,054 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions:	N/A
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Welcome to 6802 35th Street, Lloydminster, Alberta! This beautifully updated home, built in 2004, offers 4 bedrooms, 3 full bathrooms, and 1,054 sq. ft. on the main level. Backing onto peaceful green space and conveniently located near both an elementary and high school, this property blends comfort, functionality, and location. Inside, enjoy a freshly repainted interior and all-new luxury vinyl plank flooring upstairs. The stylish kitchen boasts a brand-new island with quartz countertops and extra storage, plus a new fridge and stove for a modern touch. The double attached garage is fully drywalled and painted, and there's RV parking for all your extra toys and vehicles. Step outside into your own private outdoor oasis, complete with planter boxes, a beautiful gazebo, and plenty of space for relaxing or entertaining. This home is move-in ready and offers a great value with its thoughtful upgrades, convenient location, and inviting outdoor living spaces. Don't miss your chance to make it yours!