



GRASSROOTS
REALTY GROUP

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7207 35 Street
Lloydminster, Alberta

MLS # A2254929



\$385,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,031 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	None	Water:	-
Floors:	Other	Sewer:	-
Roof:	None	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	None	Zoning:	R1
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to 7207 35 Street located in the desirable Parkview neighbourhood. This home offers four bedrooms, and two bathrooms in total. with an illegal basement suite that features Shared laundry, and side garage access leading directly downstairs. Enjoy the added privacy of no back neighbours while still being close to parks, schools, and all amenities. This property is being sold as is.