



**GRASSROOTS**  
REALTY GROUP

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7102 39 Street  
Lloydminster, Alberta

MLS # A2265768



**\$509,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkview Estates                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                                        |               |                   |
| <b>Size:</b>     | 1,508 sq.ft.                                                             | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, RV Ac |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn                                  |               |                   |

|                    |                                               |                   |                           |
|--------------------|-----------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                       | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                        | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full                                | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | Single-detached Residenti |
| <b>Foundation:</b> | Wood                                          | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                           |

**Inclusions:** n/a

Beautifully showcased and equipped with modern finishes, 7102 39 Street, Lloydminster, AB, is situated in the Parkview Estates neighbourhood and offers style and functionality. Just steps from schools and parks, this 5-bedroom, 3-bathroom home is ideal for families seeking comfort and convenience. The main floor features soaring vaulted ceilings, detailed feature walls, and a bright, open layout. The primary bedroom includes a spacious walk-in closet and a relaxing corner jetted tub in the ensuite. Downstairs, enjoy a large family room with a built-in entertainment unit, perfect for movie night and a thoughtfully designed laundry room with custom shelving and organization. Additional highlights include a heated, double-attached garage with a sump, RV parking, and a fenced yard with a greenhouse, all ready for enjoyment. This home blends modern design with everyday practicality in one of Lloydminster's most desirable neighbourhoods. 3D Virtual Tour Available!