



**GRASSROOTS**  
REALTY GROUP

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7111 37 Street  
Lloydminster, Alberta

MLS # A2270950



**\$539,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, See Remarks		

**Inclusions:** Heat Recovery Unit, Natural Gas BBQ Hookup

This Brand New 2025 Bi-Level with Premium Finishes will be MOVE IN READY SOON! Step into quality and comfort in this beautifully designed 1,303 sq. ft. bi-level home, built in 2025 and packed with modern features. Enjoy the warmth and elegance of modern finishes complemented with superb quality craftsmanship. The heart of the home features sleek stainless steel appliances, a heat recovery unit for efficient air exchange, and a natural gas BBQ hookup—perfect for year-round entertaining. With 3 bedrooms on the main level and 2 full bathrooms this really is a beautifully laid out floorplan. The oversized 24x25 double garage provides ample room for parking and storage, paired with a concrete double driveway for added convenience. With attractive exterior finishes and thoughtful energy-efficient upgrades, this home offers a perfect blend of style, function, and comfort. Enjoy high ceilings and an abundance of triple-pane windows that flood the space with natural light. A must-see for buyers seeking modern living with high-quality execution!