



**GRASSROOTS**  
REALTY GROUP

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7312 35 Street  
Lloydminster, Alberta

MLS # A2274397



**\$509,900**

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,297 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

This bungalow sits on a quiet, desirable street just steps from parks, paths, and schools. The home offers an open-concept feel the moment you walk in. The main floor is bright and airy, flooded with natural light, and showcases open living at its finest. There are three bedrooms on the main level along with two bathrooms, including a spacious primary suite with great closet space and its own ensuite. The basement is fully finished and continues the same functional flow, offering two large bedrooms, a full bathroom, and a generous living area that works for any lifestyle. Storage is abundant, and the double attached heated garage adds convenience year-round. Outside, the yard is fully landscaped and the home is equipped with central AC for added comfort. This is a well-curated, beautifully maintained, turn-key home that's ready for its next owners.