7312 35 Street
Lloydminster, Alberta

MLS # A2274397

$509,900

Division:	Parkview Estates
Type:	Residential/House
Style:	Bungalow

Size:	1,297 sq.ft.	**Age:**	2014 (12 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.