



**GRASSROOTS**  
REALTY GROUP

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6519 35 Street  
Lloydminster, Alberta

MLS # A2282252



**\$339,777**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Perfect for first-time buyers or savvy investors, this charming starter home is ideally located within walking distance to Eacute;cole St. Thomas, Holy Rosary High School, Bud Miller Park, and nearby playgrounds—everything you need is just steps away. The main floor features a spacious kitchen with ample cabinetry, laminate flooring throughout, and two comfortable bedrooms, making it ideal for small families or downsizers. The fully finished basement adds valuable living space with two additional bedrooms, a cozy family room, and a 3-piece bathroom—perfect for guests or a growing family. Some recent updates include brand-new flooring and fresh paint throughout. A storage shed provides extra convenience. This move-in-ready home is located in a highly sought-after neighborhood. Don't miss out—be sure to check out the 3D virtual tour!