



1, 4501 39 Street
Lloydminster, Saskatchewan

MLS # A2292751



\$319,900

Division:	Larsen Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,309 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 430

LLD: -

Zoning: R3

Utilities: -

Inclusions: Water Heater

Welcome to this well-maintained corner unit in ParkLane Estates offering one of the standout features you rarely find in townhouse living — a huge fully fenced backyard complete with a cherry tree, apple tree, and underground sprinklers. This outdoor space is perfect for summer evenings, pets, gardening, or entertaining. Inside, this home offers a functional and inviting layout with 3 bedrooms plus a versatile den, 3 bathrooms, central air conditioning, main floor laundry, and a double attached heated garage. The bright main level features the living room flowing into the dining area and kitchen, creating a comfortable space for everyday living and hosting guests. The kitchen includes all appliances and a water filtration system and vinyl plank flooring runs throughout the entire main floor. Patio doors off the dining room lead directly to the private outdoor space. Upstairs you’ll find three well-sized bedrooms, including the primary bedroom with a walk-in closet, along with a 4-piece bathroom. The fully finished basement adds additional living space with a flexible den or bonus room — ideal for a home office, gym, yoga space, or media room — along with a 2-piece bathroom, utility room, and vinyl plank flooring. Over the years the home has seen several updates including plumbing upgrades, flooring, and paint, making it move-in ready for the next owner. Located in a convenient area close to schools, shopping, and within walking distance to the hospital, this home offers comfort, space, and an excellent location.