



6812 35 Street
Lloydminster, Alberta

MLS # A2297863



\$519,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully designed spec home offering modern style, a functional layout, and high-end finishes. This beautiful rendering highlights the possibilities and lifestyle potential this home offers. Designed with a luxurious, low-profile exterior and minimal steps for easy access, this home features a wide-open floor plan, large windows, and a bright, spacious layout perfect for modern living. The massive basement provides endless possibilities for additional living space, entertainment areas, extra bedrooms, or a home theatre. Backing onto green space, this property offers both privacy and a beautiful setting. The triple car garage provides plenty of room for vehicles, storage, or a workshop, with the third bay perfect for whatever suits your lifestyle — whether that’s a golf simulator, home gym, hobby space, or extra storage. This home will feature quartz countertops, beautiful modern finishes, and quality craftsmanship throughout. Finishing samples and layout available. Rendering for illustration purposes only. Finishes, landscaping, size, and features will vary.