

# \$399,900 - 6310 41st Street, Lloydminster

MLS® #A2205657

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,439 sqft  
Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Imagine waking up in your spacious master suite, sunlight streaming through the windows as you step into your private ensuite for a peaceful start to the day. Down the hall, two more bedrooms are filled with the quiet sounds of a home waking up—kids getting ready for school or a cozy guest room waiting to welcome family. The main bathroom makes mornings easy, giving everyone their space to get ready for the day.

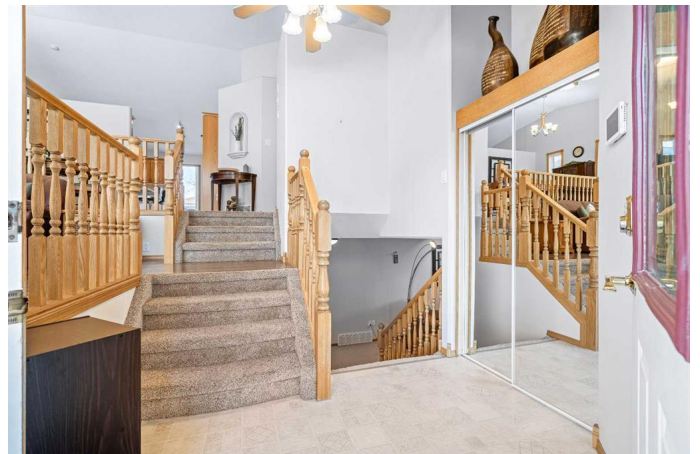
In the heart of the home, the kitchen is filled with warm conversation and the smell of breakfast, with plenty of cabinetry to keep everything organized. From here, you can look out over the big backyard, where summer barbecues and family gatherings will unfold on the two-tier deck.

Evenings are made for relaxing in the spacious living room or heading downstairs, where the fully finished basement offers the perfect retreat. A cozy gas fireplace invites movie nights, while two additional bedrooms and a full bath provide space for guests, teens, or a home office.

With main-floor laundry, a heated double-attached garage, and plenty of RV parking, this home is designed for both comfort and convenience. Impeccably maintained and set in a fantastic location, it's the perfect place to make lasting memories.

Don't miss your chance to make it yours!

Built in 2000



## Essential Information

MLS® #	A2205657
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,439
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	6310 41st Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2Y1

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Garburator, Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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