

# \$335,000 - 6612 39 Street, Lloydminster

MLS® #A2213987

**\$335,000**

4 Bedroom, 2.00 Bathroom, 1,011 sqft  
Residential on 0.13 Acres

Parkview Estates, Lloydminster, Alberta

This home features 4 bedrooms and 2 bathrooms with double detached garage heated and insulated. The main floor is an open concept featuring the Living room, dining room, kitchen and all appliances included, master bedroom, another bedroom, main floor laundry (inside the closet) and a door access in the kitchen for the deck , backyard and the garage. The fully finished basement features a very large family room, 2 good sized bedrooms, newly replaced 3 piece bathroom , utility room and under stairs storage, the Shingles was replaced in Year 2020, nice backyard and long driveway. It is a walking distance to the Holy Rosary school and St Thomas School, and block away to shopping centers, restaurant and to other amenities.

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213987    |
| Price          | \$335,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,011       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |



Style Bungalow  
Status Active

### Community Information

Address 6612 39 Street  
Subdivision Parkview Estates  
City Lloydminster  
County Lloydminster  
Province Alberta  
Postal Code T9V 2Z4

### Amenities

Parking Spaces 4  
Parking Double Garage Detached, Gravel Driveway, RV Access/Parking  
# of Garages 2

### Interior

Interior Features No Smoking Home, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Private Yard  
Lot Description Back Yard, Front Yard, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Wood

### Additional Information

Date Listed April 19th, 2025  
Days on Market 2  
Zoning R1

### Listing Details

Listing Office Maxwell Reliant Realty

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