

\$424,500 - 6816 39a Street, Lloydminster

MLS® #A2217655

\$424,500

4 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Welcome Home! A peaceful Parkview location with convenient pathway access to the school yards, park and greenspace directly across the street! Also located only a few blocks from services and access to shopping. Enjoy the outdoors on your south facing, covered front veranda or the lovely, fully fenced and landscaped rear yard deck with sun blocking, privacy pergola. Outdoor tools and toys can be tucked away in the included storage shed. A 22 x 25.5 heated garage presents as a great hang out space and to complete projects out of the elements with clean and durable polyaspartic floor coating and featuring a sweet, full overhead screen door to help bring the outside in – with out the bugs! This is a fantastic tool to keep pets or little people safely contained in this area while you are working outdoors. Bonus: RV Parking! This homey and welcoming, carpet-free, custom bungalow floorplan is tastefully decorated with appealing colours and an updated lighting package. The entry way is large enough to easily welcome in guests without it being crowded and the vaulted living/dining and kitchen is partial open concept, easy flow with fresh white cabinetry and maple mouldings, classic white subway tile backsplash, eat up island with electricity, beautiful wooden butcherblock countertops, corner pantry with glass door, pot lights, modern stainless steel appliance package and direct access to the rear deck for fun BBQ nights. The backdoor also has a sliding door screen as well to bring natural air flow through



the home if you choose not to use your central air-conditioning, at times. Each of the four bedrooms in this well laid out home are a comfortable size, the primary has a walk-in closet, three-piece bath with handy vanity storage. The main bath has a transom window over the tub for added natural light and extra storage space with built in cabinetry. As you move to the lower level, you will find a supersized family room with corner gas fireplace and plenty of opportunity for whatever your needs are in your space: an exercise area, theatre room, games or playroom. Two large bedrooms, dedicated laundry with an included washer and dryer that is basically brand new. This place feels like home, has been lovingly maintained and is seeking new owners. Make your move!

Built in 2006

Essential Information

MLS® #	A2217655
Price	\$424,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,081
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6816 39a Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster

Province Alberta
Postal Code T9V1P1

Amenities

Parking Spaces 6
Parking Double Garage Attached
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Kitchen Lighting, Vaulted Ceiling(s), Walk-in Closets, Counters
Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Stove, Coverings
Heating Forced Air, Natural Gas, Floor Heating
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Gas
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, City Lot, Irregular Lot, Landscaped, Lawn, Private, Street Lighting
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Wood

Additional Information

Date Listed May 5th, 2025
Days on Market 13
Zoning R1

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.