\$307,500 - 6613 35 Street, Lloydminster

MLS® #A2215428

\$307,500

4 Bedroom, 2.00 Bathroom, 1,020 sqft Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Located in family-friendly Parkview, this 4-bedroom, 2-bathroom bi-level is just across from St. Thomas Elementary and a short walk to Holy Rosary High Schoolâ€"making it a great fit for households with busy mornings and kids who like to come home for lunch.

Inside, you'II find a bright and roomy kitchen with ample storage and an adjoining dining area that opens onto a sunny, south-facing deck. The main floor offers two bedrooms (including a primary with a cozy corner nook) and a full 4-piece bath. Downstairs, the finished basement offers even more living space: a large family room, two more bedrooms, another full bathroom and dedicated laundry room.

The backyard is fully fencedâ€"perfect for pets or playâ€"and includes mature trees, a firepit area, a shed and tucked-away storage under the deck. Bonus: there's space to park the RV or trailer alongside the house, plus a concrete pad for everyday parking.

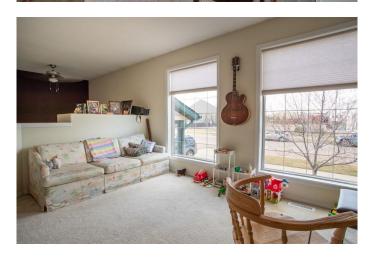
This home has great bones and a layout that works well for a growing family. With a few personal touches, it could be just the place you've been waiting for.

Built in 2004

Essential Information







MLS® # A2215428 Price \$307,500

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,020

Acres 0.12

Year Built 2004

Type Residential Sub-Type Detached

Sub-Type Detached Style Bi-Level

Status Active

Community Information

Address 6613 35 Street
Subdivision Parkview Estates

City Lloydminster

County Lloydminster

Province Alberta
Postal Code T9V 3J2

Amenities

Parking Spaces 2

Parking Concrete Driveway, Off Street

Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Mixed Foundation Wood

Additional Information

Date Listed May 3rd, 2025

Days on Market 12 Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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