

# \$479,777 - 7215 39a Street, Lloydminster

MLS® #A2215630

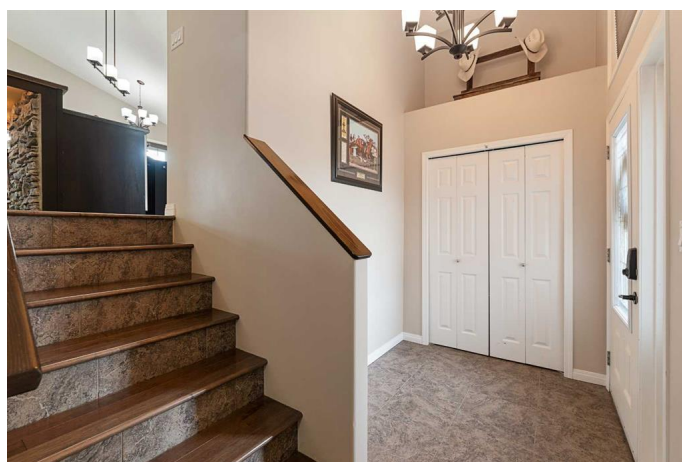
**\$479,777**

4 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.16 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this delightful home nestled in the serene Parkview Estates neighborhood. Perfectly designed for family living and entertaining, this residence offers an exceptionally large, south-facing backyard â€” ideal for sunny days spent outdoors. Kids will love the trampoline area, sandbox, and play structure, while adults can gather around the cozy fire pit for evenings under the stars. Inside, the open-concept layout creates a bright and spacious feel throughout. The primary bedroom serves as a peaceful retreat, featuring a luxurious ensuite complete with a large soaking tub for ultimate relaxation. Downstairs, the fun-filled basement with a built-in bar is perfect for hosting friends or enjoying a quiet night in. Additional features include a finished, heated garage for year-round convenience, and a prime location close to schools and within walking distance of grocery stores and everyday amenities. Donâ€™t miss your chance to call this wonderful, family-friendly home yours in the highly sought-after Parkview Estates! Check out the 3D virtual Tour!



Built in 2012

## Essential Information

MLS® # A2215630

Price \$479,777

Bedrooms 4

|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,296             |
| Acres          | 0.16              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7215 39a Street  |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 3M2          |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Block Driveway, Double Garage Attached, Heated Garage |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Floor Furnace, Forced Air, Natural Gas                                    |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Stone   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Storage  |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, |

|              |                                 |
|--------------|---------------------------------|
|              | Lawn                            |
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Wood                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 52               |
| Zoning         | R1               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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