

# \$484,900 - 7105 39 Street, Lloydminster

MLS® #A2247571

## \$484,900

5 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

This stylish Parkview bungalow has everything your family needsâ€”including the convenience of main floor laundry! Step inside to a bright, open main floor featuring a beautiful kitchen with vaulted ceilings, backsplash, under cabinet lighting, a large island, and a corner pantry. You'll find three spacious bedrooms and two bathrooms up, including a primary suite with a 3-piece ensuite and walk-in closet. Downstairs, the fully finished basement is a kid-friendly haven with a massive family room, projector setup, two large bedrooms, a 4-piece bath, and plenty of storage. Outside, enjoy summer to the fullest with a 2-tiered deck perfect for a hot tub, a stamped concrete firepit area (gas conduit already in place), and room to relax or play.

Extras include: new washer & dryer, heated garage, central A/C, RV parking, natural gas BBQ hookup, and a kids' play set.

Built in 2012

## Essential Information

MLS® #	A2247571
Price	\$484,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.14
Year Built	2012



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7105 39 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3M3

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	August 11th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

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