

\$389,900 - 6802 35 Street, Lloydminster

MLS® #A2254676

\$389,900

4 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.12 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to 6802 35th Street, Lloydminster, Alberta! This beautifully updated home, built in 2004, offers 4 bedrooms, 3 full bathrooms, and 1,054 sq. ft. on the main level. Backing onto peaceful green space and conveniently located near both an elementary and high school, this property blends comfort, functionality, and location.

Inside, enjoy a freshly repainted interior and all-new luxury vinyl plank flooring upstairs. The stylish kitchen boasts a brand-new island with quartz countertops and extra storage, plus a new fridge and stove for a modern touch. The double attached garage is fully drywalled and painted, and there's RV parking for all your extra toys and vehicles.

Step outside into your own private outdoor oasis, complete with planter boxes, a beautiful gazebo, and plenty of space for relaxing or entertaining.

This home is move-in ready and offers a great value with its thoughtful upgrades, convenient location, and inviting outdoor living spaces. Don't miss your chance to make it yours!

Built in 2004

Essential Information

MLS® # A2254676

Price \$389,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,054
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6802 35 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.