



**7108 39A Street
Lloydminster, Alberta**

MLS # A2286279



\$579,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,925 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well-maintained 1,900+ sq. ft. modified bi-level located in the desirable Parkview neighbourhood on the Alberta side of Lloydminster. Offering 5 bedrooms and 3 full bathrooms, this home provides exceptional space and functionality for a growing family. The open-concept main floor features no carpet throughout, creating a clean, modern feel that is both stylish and low maintenance. The spacious kitchen is designed for everyday living and entertaining, complete with a large island, granite countertops, and ample cabinetry. The living and dining areas connect seamlessly, offering a practical layout with plenty of room to gather. The private primary suite, situated above the garage, serves as a comfortable retreat and includes a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower, along with generous closet space. Two additional bedrooms and a full bathroom complete the main level. Downstairs, the fully finished basement showcases 9-foot ceilings, adding to the sense of space. You’ll find two additional bedrooms, another full bathroom, and a spacious family room ideal for relaxing or entertaining. Outside, enjoy a deck overlooking the fully fenced yard, perfect for kids and pets. The large parking pad provides ample off-street parking. Located close to parks, schools, and walking paths, this home offers space, comfort, and a prime location in one of Lloydminster’s most sought-after neighbourhoods. Check out the 3D virtual tour!