



**6606 34 Street
Lloydminster, Alberta**

MLS # A2297126



\$479,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,385 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: NA

Spring has arrived and so has the perfect home to match your next chapter. Welcome to this beautifully designed modified bi-level in the heart of Parkview, offering 5 bedrooms, 3 bathrooms, and a layout that just makes sense for everyday living. From the moment you step inside, you’ll notice the open floor plan, soaring natural light, and the kind of space that feels both inviting and functional for a growing family. The main living area flows seamlessly into the kitchen and dining space, making it easy to stay connected whether you’re hosting, helping with homework, or just enjoying a quiet night in. With central A/C already in place, you’ll stay comfortable all season long as the days warm up. Upstairs, the private primary retreat offers a quiet escape, while the additional bedrooms both up and down, give you flexibility for family, guests, or even a home office setup. With 5 bedrooms total, there’s room here for everyone. Outside, the stucco exterior adds great curb appeal, and the large double garage plus extra parking means no shortage of space for vehicles, toys, or visitors. Located on a quiet street in a fantastic family friendly neighbourhood, this home truly checks the boxes. And the location? It’s hard to beat. Just 1 block to both St. Thomas Elementary and Holy Rosary High School, and only a short 4-block walk to Bud Miller Park perfect for spring and summer evenings, weekend walks, and everything in between. Plus, you’re just minutes from shopping and everyday amenities. If you’ve been waiting for a home that offers space, location, and a great layout in a well-established neighbourhood; this might be the one.