



GRASSROOTS
REALTY GROUP

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6812 35 Street
Lloydminster, Alberta

MLS # A2297863



\$519,900

| | | | |
|------------------|------------------------------|---------------|------------------|
| Division: | Parkview Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,151 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | LDR |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Welcome to this beautifully designed spec home offering modern style, a functional layout, and high-end finishes. This beautiful rendering highlights the possibilities and lifestyle potential this home offers. Designed with a luxurious, low-profile exterior and minimal steps for easy access, this home features a wide-open floor plan, large windows, and a bright, spacious layout perfect for modern living. The massive basement provides endless possibilities for additional living space, entertainment areas, extra bedrooms, or a home theatre. Backing onto green space, this property offers both privacy and a beautiful setting. The triple car garage provides plenty of room for vehicles, storage, or a workshop, with the third bay perfect for whatever suits your lifestyle — whether that's a golf simulator, home gym, hobby space, or extra storage. This home will feature quartz countertops, beautiful modern finishes, and quality craftsmanship throughout. Finishing samples and layout available. Rendering for illustration purposes only. Finishes, landscaping, size, and features will vary.