



7115 37 Street  
Lloydminster, Alberta

MLS # A2305311



**\$589,000**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Side, Insulated, Off		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to Parkview Estates. This brand new 1,270 sq. ft. Bi-level with attached triple garage offers the flexibility today's buyers are looking for. The main floor features a clean, modern and functional lay out including quartz countertops, a large island, stainless steel appliances, vinyl plank flooring throughout, custom closet systems, main floor laundry and a central 4pc bathroom. There are 2 bedrooms with the primary including a well-designed 4pc ensuite and walk-in closet. Off the kitchen you have access to your covered deck with natural gas hook up for your BBQ. Windows have been upgraded to triple-pane, are designed to reflect heat and include room darkening blinds. The basement has separate access from the garage, it's set up for a second laundry area and room temperature is controlled separately from the main level. Add a small kitchen and you have the potential for a self-contained "legal suite" that's Ideal for a live in nanny, extended family living, or a basement rental investment opportunity. Central air conditioning is included along with, a heat recovery ventilation system and tankless hot water. This home has lots of nice upgrades and needs to be seen to be appreciated. Book your viewing now before it's gone.