



GRASSROOTS
REALTY GROUP

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6608 39 Street
Lloydminster, Alberta

MLS # A2320650



\$414,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Park		
Lot Size:	0.18 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: N/A

Well-maintained 5 bedroom, 2 bathroom home located in the desirable neighbourhood of Parkview Estates, directly across from the schools and situated on an oversized lot. Built in 2001, this property offers a heated double attached garage, plenty of parking, and a fully fenced yard perfect for families and pets. Recent updates include newer shingles, hot water tank, washer, and dryer. This clean and cared-for home offers a functional layout in a fantastic location close to parks, schools, and amenities. Great opportunity to own a solid family home in one of the city's most sought-after neighbourhoods!