



6606 34 Street
Lloydminster, Alberta

MLS # A2323165



\$459,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,320 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful modified bi-level in sought after Parkview, where location, space, and functionality all come together. Situated on a quiet street just steps from St. Thomas Elementary, Holy Rosary High School, and within walking distance to Bud Miller Park. this home features 5 bedrooms and 3 bathrooms. The bright open concept layout is filled with natural light and creates an effortless flow between the kitchen, dining, and living spaces. Brand new vinyl plank flooring on the main level gives the home a fresh, modern feel, while central air conditioning is an added bonus. The upper level primary retreat offers privacy from the rest of the home, it boasts a walkin closet and ensuite. The main floor hosts two more bright bedrooms and a full bathroom. The fully finished basement expands the living space even further, creating ample space. The basement features two spacious bedrooms a full bathroom and a large living room. This home hosts ample storage. The stucco exterior adds timeless curb appeal, while the double attached heated garage and additional parking provide plenty of room for vehicles, toys, and visitors. This is a home that simply works functional and move-in ready, and located in one of Lloydminster's most desirable neighborhoods on a quiet mature street.