



GRASSROOTS
REALTY GROUP

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7416 29 Street
Lloydminster, Alberta

MLS # A2330090



\$689,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, In Garage Electric Vehicle Charging Station		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: n/a

Welcome to this exceptional executive two-storey home in the highly sought-after community of Parkview Estates. Offering 2,063 sq. ft. of beautifully designed living space plus a fully finished basement, this home combines quality craftsmanship, modern comfort, and exceptional family living. The bright open-concept main floor is perfect for everyday living and entertaining, featuring rich hardwood and tile flooring, a spacious living room centred around a cozy gas fireplace, and a beautifully appointed kitchen complete with granite countertops, abundant cabinetry, a large island, walk-in pantry, and quality appliances. The adjoining dining area overlooks the beautifully landscaped backyard and offers direct access to the outdoor entertaining space. Upstairs, you'll find a spacious family room and generously sized bedrooms, including a primary suite with a walk-in closet and a well-appointed ensuite. The upper level offers the perfect balance of privacy and functionality for a growing family. The fully finished basement expands your living space with additional bedrooms, a large family and recreation room, and a full bathroom, making it ideal for teenagers, guests, or multi-generational living. The heated triple attached garage is designed with both convenience and functionality in mind. It is wired for an electric vehicle (EV) charger and is equipped with hot and cold water taps along with a floor sump drain, making it perfect for washing vehicles, tackling projects, or keeping the garage clean year-round. Outside, you'll appreciate the beautifully landscaped yard, offering fantastic curb appeal and the perfect setting for summer barbecues, family gatherings, or simply relaxing after a busy day. 3D Virtual Tour Available!