



GRASSROOTS
REALTY GROUP

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6906 35 Street
Lloydminster, Alberta

MLS # A2330289



\$569,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Modern Design Meets Everyday Functionality – Ready NOW! Step into sophisticated style with this brand-new 4 bedroom, 4 bathroom home, set to be completed by the end of September. Every inch is thoughtfully designed with clean, modern finishes and practical touches that elevate daily living. The heart of the home features a sleek kitchen with stunning waterfall quartz countertops and a central island perfect for entertaining. Upstairs, enjoy the convenience of second-floor laundry and an open-concept office space — ideal for working from home or homework time. The spacious primary suite includes a luxurious 5-piece ensuite for the perfect retreat. Backing directly onto green space and walking paths near Holy Rosary School, this home offers both privacy and connection to nature. With over 2,500 sq ft of finished living space, a bright open layout, and refined craftsmanship throughout, this home delivers style and function in perfect balance. This is your opportunity to own a fresh, move-in-ready home in a sought-after neighborhood — modern living, thoughtfully built from the ground up.