



GRASSROOTS
REALTY GROUP

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7213 40 Street
Lloydminster, Alberta

MLS # A2330888



\$599,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,542 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Lawn, Street Lighting, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Jetted Tub, Open Floorplan, See Remarks, Sump Pump(s)		

Inclusions: N/A

Welcome to this beautiful immaculately kept home. The extra large entry way leads into main floor which boasts a spacious kitchen with island, a large corner pantry and stainless steel appliances. The dining area overlooks the beautifully kept, low maintenance yard and has easy access to the deck. Your private oasis is the primary bedroom on the 2nd floor, complete with ensuite, jetted tub and walk in closet. The main floor also has two large bedrooms and a full bathroom. Everyone will enjoy sharing time downstairs in the spacious family room. Two bedrooms, a full bathroom, laundry and under stairs storage complete the basement area. The large heated triple garage gives cover to all of your vehicles in inclement weather. The sump pump ties into the sewer in winter and outside in the summer. Hardwood floors, quarry tile and wrought iron railings give this home warmth and modern decor pleasing to the eye. The roomy shed in corner of yard is the perfect place to store your outdoor furniture. There is also extra storage under the deck, plus a gas line for your bar-b-que. Located in lovely Parkview Estates, you will find shopping, schools and restaurants very convenient! Please note: Presentation of offers will occur on July 27th, 2026 at 11:00 AM.