



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

7207 39A Street  
Lloydminster, Alberta

MLS # A2347902



**\$439,900**

|           |                                                             |        |                   |
|-----------|-------------------------------------------------------------|--------|-------------------|
| Division: | Parkview Estates                                            |        |                   |
| Type:     | Residential/House                                           |        |                   |
| Style:    | Bi-Level                                                    |        |                   |
| Size:     | 1,087 sq.ft.                                                | Age:   | 2012 (14 yrs old) |
| Beds:     | 4                                                           | Baths: | 3                 |
| Garage:   | Double Garage Attached                                      |        |                   |
| Lot Size: | 0.13 Acre                                                   |        |                   |
| Lot Feat: | Back Yard, City Lot, Lawn, Rectangular Lot, Street Lighting |        |                   |

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

Inclusions: NA

Very well maintained and tucked onto a quiet street in Parkview, this 4-bedroom, 3-bathroom bi-level offers a comfortable layout with plenty of space for a family. The main floor has a bright, welcoming feel with neutral finishes throughout. The kitchen and dining area provide plenty of cabinet space along with a working island and pantry, plus direct access to the 16' x 10' back deck—handy for the BBQ and easy access to the yard. The living room features a large northwest-facing bay window, while the primary bedroom includes its own walk-in closet and 3-piece ensuite. A second bedroom and full bathroom complete the main level. Downstairs adds plenty of usable living space with a large family room that gives you a separate place for movie nights, kids, or just relaxing. There are two more bedrooms, including one with a walk-in closet, a 3-piece bathroom with an oversized shower, and a good-sized laundry and storage area. Outside, the fully fenced yard offers room for kids, pets, or simply enjoying the warmer months. The double attached garage is a good size and includes a floor drain and rough-in for a heater, giving you a little more functionality through the winter. Central A/C is another nice bonus. Located in the Parkview area, close to schools, shopping and walking trails, this is a well-cared-for home in a quiet location with a practical layout that works well for everyday family living.