



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7106 39th Street
Lloydminster, Alberta

MLS # A2351715



\$390,000

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

Opportunity knocks in Parkview! This 1000 sq ft bi-level offers 5 bedrooms and 3 full bathrooms with a layout that works - 2 bedrooms up including master with 3-piece ensuite, and 3 additional bedrooms downstairs. Ideal for a large family, or live upstairs and have tons of space for kids, office, and guests. Kitchen & Living: Open kitchen with dark espresso cabinets, peninsula with extra storage, tile flooring throughout, and vaulted ceiling that makes everything feel bright and spacious. Dining area with garden doors to the fenced backyard, plus a chandelier-ready spot for family dinners. Location & Garage: Steps to schools, shopping and parks in desirable Parkview. Heated double car garage, concrete driveway, and fully fenced yard. The details: Tenant occupied - great investment hold or future home. Due to a previous sump pump leak, the living room carpet has been removed and needs to be replaced - priced to allow you to choose your own living room flooring and add instant equity. 1000 sq ft + basement | 5 bed | 3 bath | Heated Double Garage | Fenced Yard