



GRASSROOTS
REALTY GROUP

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6802 39 Street
Lloydminster, Alberta

MLS # A2352486

\$379,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Insulated, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Lawn, Rectangular Lot, Treed		

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

Inclusions: T.V. Mounts, Floating Shelves, Wet Bar

Beautifully maintained family home in a great location near Holy Rosary School! Built in 2001, this 987 sq. ft. home features a super functional, well-planned layout with plenty of room for the whole family. The main floor offers three bedrooms and a spacious bathroom, while the basement adds two more bedrooms and another generously sized bathroom complete with a relaxing Jacuzzi tub. Inside, you'll appreciate the attractive bamboo flooring, fresh paint throughout, newer appliances, central air conditioning, and an abundance of smart home features, including cameras, a smart doorbell, and smart lighting controls. The additional kitchen area downstairs offers added convenience and flexibility. Major updates include a new roof in 2023. Outside, enjoy the beautiful backyard and spacious deck, perfect for summer barbecues and entertaining. An oversized single detached garage at the rear, along with an extra-long driveway, makes parking convenient and provides additional space for vehicles. With five bedrooms, two full bathrooms, and a fantastic location, this well-cared-for home offers excellent space and functionality for a growing family!