



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

7105 39 Street
Lloydminster, Alberta

MLS # A2247571



\$484,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Natural Gas BBQ Hookup, Kids play set

This stylish Parkview bungalow has everything your family needs—including the convenience of main floor laundry! Step inside to a bright, open main floor featuring a beautiful kitchen with vaulted ceilings, backsplash, under cabinet lighting, a large island, and a corner pantry. You'll find three spacious bedrooms and two bathrooms up, including a primary suite with a 3-piece ensuite and walk-in closet. Downstairs, the fully finished basement is a kid-friendly haven with a massive family room, projector setup, two large bedrooms, a 4-piece bath, and plenty of storage. Outside, enjoy summer to the fullest with a 2-tiered deck perfect for a hot tub, a stamped concrete firepit area (gas conduit already in place), and room to relax or play. Extras include: new washer & dryer, heated garage, central A/C, RV parking, natural gas BBQ hookup, and a kids' play set.