



DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
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ASSOCIATE

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6711 39A Street
Lloydminster, Alberta

MLS # A2265196



\$389,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Stepping into this Bi-level home greets you with lots of potential that meets your needs especially for a first-time homebuyer or if you are downsizing with a double attached garage with RV parking. The main floor features the living room, large kitchen with an island and pantry, dining room, 4-piece bathroom, the master bedroom with a 3-piece ensuite, another bedroom, and a 4-piece bathroom. The fully finished basement with a very large family room with a potential another bedroom if you wish, additional bedroom, 4-piece bathroom, large laundry room and understairs storage. In the backyard, a covered deck, a fire pit area and a fully fenced backyard for your privacy and a good space for your kids and furry friends to play. This home is in good location in the Parkview Estates with minutes' drive to all the amenities like grocery stores, shopping centers, parks and playschool and more. And for your kid's school you have the Holy Rosary school for higher grades and St. Thomas for lower grades. Also the Budmiller Park is just few minutes away for your morning walk and love of nature.