

# \$479,777 - 7215 39a Street, Lloydminster

MLS® #A2215630

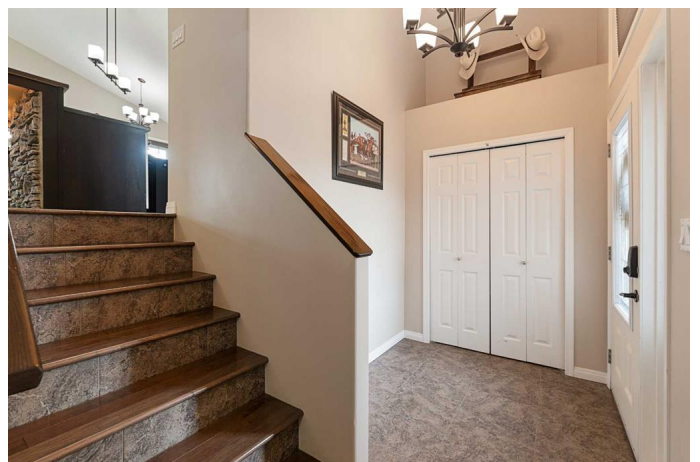
**\$479,777**

4 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.16 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this delightful home nestled in the serene Parkview Estates neighborhood. Perfectly designed for family living and entertaining, this residence offers an exceptionally large, south-facing backyard â€” ideal for sunny days spent outdoors. Kids will love the trampoline area, sandbox, and play structure, while adults can gather around the cozy fire pit for evenings under the stars. Inside, the open-concept layout creates a bright and spacious feel throughout. The primary bedroom serves as a peaceful retreat, featuring a luxurious ensuite complete with a large soaking tub for ultimate relaxation. Downstairs, the fun-filled basement with a built-in bar is perfect for hosting friends or enjoying a quiet night in. Additional features include a finished, heated garage for year-round convenience, and a prime location close to schools and within walking distance of grocery stores and everyday amenities. Donâ€™t miss your chance to call this wonderful, family-friendly home yours in the highly sought-after Parkview Estates! Check out the 3D virtual Tour!



Built in 2012

## Essential Information

MLS® # A2215630

Price \$479,777

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,296
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	7215 39a Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3M2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Block Driveway
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped,

	Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	47
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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