

# \$307,500 - 6613 35 Street, Lloydminster

MLS® #A2215428

**\$307,500**

4 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Located in family-friendly Parkview, this 4-bedroom, 2-bathroom bi-level is just across from St. Thomas Elementary and a short walk to Holy Rosary High School—making it a great fit for households with busy mornings and kids who like to come home for lunch.

Inside, you'll find a bright and roomy kitchen with ample storage and an adjoining dining area that opens onto a sunny, south-facing deck. The main floor offers two bedrooms (including a primary with a cozy corner nook) and a full 4-piece bath. Downstairs, the finished basement offers even more living space: a large family room, two more bedrooms, another full bathroom and dedicated laundry room.

The backyard is fully fenced—perfect for pets or play—and includes mature trees, a firepit area, a shed and tucked-away storage under the deck. Bonus: there's space to park the RV or trailer alongside the house, plus a concrete pad for everyday parking.

This home has great bones and a layout that works well for a growing family. With a few personal touches, it could be just the place you've been waiting for.

Built in 2004

## Essential Information



MLS® #	A2215428
Price	\$307,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	6613 35 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J2

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Off Street

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	15
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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