

\$539,900 - 7111 37 Street, Lloydminster

MLS® #A2222060

\$539,900

3 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.11 Acres

Parkview Estates, Lloydminster, Alberta

Brand New 2025 Bi-Level with Premium Finishes! Ready this Fall!

Step into quality and comfort in this beautifully designed 1,303 sq. ft. bi-level home, built in 2025 and packed with modern features. Enjoy the warmth and elegance of modern finishes complemented with superb quality craftsmanship. The heart of the home features sleek stainless steel appliances, a heat recovery unit for efficient air exchange, and a natural gas BBQ hookup—perfect for year-round entertaining. With 3 bedrooms on the main level and 2 full bathrooms this really is a beautifully laid out floorplan. The oversized 24x25 double garage provides ample room for parking and storage, paired with a concrete double driveway for added convenience. With attractive exterior finishes and thoughtful energy-efficient upgrades, this home offers a perfect blend of style, function, and comfort. Enjoy high ceilings and an abundance of triple-pane windows that flood the space with natural light. A must-see for buyers seeking modern living with high-quality execution!



Built in 2025

Essential Information

MLS® # A2222060

Price \$539,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7111 37 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Concrete Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, See Remarks, Closet Organizers
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Wood

Additional Information

Date Listed	May 15th, 2025
Days on Market	160
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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