6612 39 Street
Lloydminster, Alberta

MLS # A2213987

$335,000

Division:	Parkview Estates
Type:	Residential/House
Style:	Bungalow

Size:	1,011 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Detached, Gravel Driveway, RV Access/Parking
Lot Size:	0.13 Acre
Lot Feat:	Back Yard, Front Yard, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	N/A

This home features 4 bedrooms and 2 bathrooms with double detached garage heated and insulated. The main floor is an open concept featuring the Living room, dining room, kitchen and all appliances included, master bedroom, another bedroom, main floor laundry (inside the closet) and a door access in the kitchen for the deck , backyard and the garage. The fully finished basement features a very large family room, 2 good sized bedrooms, newly replaced 3 piece bathroom , utility room and under stairs storage, the Shingles was replaced in Year 2020, nice backyard and long driveway. It is a walking distance to the Holy Rosary school and St Thomas School, and block away to shopping centers, restaurant and to other amenities.