

**6818 39 Street**  
**Lloydminster, Alberta**

**MLS # A2200991**



**\$319,500**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	r1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This 4 Bedroom , 2 Bathroom home offers a perfect blend of comfort and convenience. Located in Parkview Estates, it is just a short distance from schools,parks and amenities making it an ideal choice for families. Inside, you will find spacious living areas with natural light streaming through large windows providing a welcoming atmosphere, While the bedrooms provide ample space for the whole family.Outside the expansive backyard is perfect for outdoor entertaining, with plenty of room for your next summer project. If you are looking for your next family home or investment property , look no further.