

# \$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	2
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.