

# \$389,900 - 6711 39a Street, Lloydminster

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MLS® #A2265196

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,024 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Stepping into this Bi-level home greets you with lots of potential that meets your needs especially for a first-time homebuyer or if you are downsizing with a double attached garage with RV parking. The main floor features the living room, large kitchen with an island and pantry, dining room, 4-piece bathroom, the master bedroom with a 3-piece ensuite, another bedroom, and a 4-piece bathroom. The fully finished basement with a very large family room with a potential another bedroom if you wish, additional bedroom, 4-piece bathroom, large laundry room and understairs storage. In the backyard, a covered deck, a fire pit area and a fully fenced backyard for your privacy and a good space for your kids and furry friends to play. This home is in good location in the Parkview Estates with minutesâ€™ drive to all the amenities like grocery stores, shopping centers, parks and playschool and more. And for your kidâ€™s school you have the Holy Rosary school for higher grades and St. Thomas for lower grades. Also the Budmiller Park is just few minutes away for your morning walk and love of nature.

Built in 2006

## Essential Information

MLS® #                   A2265196

Price                     \$389,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,024       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6711 39a Street  |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 3G8          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |

Foundation                Wood

**Additional Information**

Date Listed                October 15th, 2025  
Days on Market            6  
Zoning                        R1

**Listing Details**

Listing Office                Maxwell Reliant Realty

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