

# \$479,900 - 7101 40 Street, Lloydminster

MLS® #A2217195

**\$479,900**

6 Bedroom, 4.00 Bathroom, 1,930 sqft  
Residential on 0.15 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to the home where memories are made and space is never an issue. This beautifully designed 1,930 sq. ft. two-storey home was built with the growing family in mind; offering room to spread out, gather together, and enjoy every stage of life. Step inside and feel instantly at home. The main floor is all about ease and connection, featuring a spacious kitchen with a corner pantry and an oversized island, perfect for quick breakfasts or weekend baking sessions. The dining area, flooded with afternoon and evening sunlight through large windows, invites you to linger over meals, while the cozy living room offers the ideal spot to unwind. Need a quiet space for work or homework? Youâ€™ll love the tucked-away office area and conveniently located powder room just down the hall. Upstairs, youâ€™ll find what every busy family dreams of, everyone on the same floor. Three generously sized bedrooms with ample closets are perfect for kids of all ages. The primary suite is your own private retreat with a walk-in closet and ensuite to escape to at the end of the day. No more hauling laundry baskets up and down stairs, the laundry room is exactly where it should be: upstairs. Have teens or guests who need their own space? Head down to the lower level where two more bedrooms (both with walk-in closets), a full bathroom, and a large family room give them the independence they crave while keeping them close.



And donâ€™t forget the extras: an oversized heated garage ready for all the toys, RV parking, central air, and central vac. This home truly has something for everyone, whether you're growing your family or just need a place where everyone can have their own corner of comfort.

This is more than a house, itâ€™s your next chapter.

Built in 2011

**Essential Information**

MLS® #	A2217195
Price	\$479,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,930
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7101 40 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3L2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	50
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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