

# \$399,900 - 7108 40 Street, Lloydminster

MLS® #A2229672

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Beautiful 4 bedroom bi-level on a quiet street in Parkview. This attractive home has been well maintained and features 2 bedrooms, 2 bathrooms including a 3-piece ensuite, and a large kitchen with tons of counter space, corner pantry and an island! The basement has been finished in the last few years and includes a functional family room—a perfect place to relax and watch the game! You'll also find 2 more bedrooms, a 4-piece bathroom with tile floors and a spacious laundry/mechanical room. Additional features include: RV parking, double attached heated garage, fenced yard with a shed and a natural gas line for a BBQ.

Built in 2011

## Essential Information

MLS® #	A2229672
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## Community Information

Address	7108 40 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L2

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 9th, 2025
Days on Market	10
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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