



**DJ Golden**  
**REAL ESTATE**

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**6816 39A Street**  
**Lloydminster, Alberta**

**MLS # A2217655**



**\$419,000**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkview Estates                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                                       |               |                   |
| <b>Size:</b>     | 1,081 sq.ft.                                                                   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                                                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                         |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Irregular Lot, Landscaped, Lawn, Private, Street Lighting |               |                   |

|                    |                                                                                                                                               |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Floor Furnace, Forced Air, Natural Gas                                                                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum                                                                                                                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                                                                                                                                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Counters |                   |    |
| <b>Inclusions:</b> | Overhead garage door screen.                                                                                                                  |                   |    |

Welcome Home! A peaceful Parkview location with convenient pathway access to the school yards, park and greenspace directly across the street! Also located only a few blocks from services and access to shopping. Enjoy the outdoors on your south facing, covered front veranda or the lovely, fully fenced and landscaped rear yard deck with sun blocking, privacy pergola. Outdoor tools and toys can be tucked away in the included storage shed. A 22 x 25.5 heated garage presents as a great hang out space and to complete projects out of the elements with clean and durable polyaspartic floor coating and featuring a sweet, full overhead screen door to help bring the outside in & without the bugs! This is a fantastic tool to keep pets or little people safely contained in this area while you are working outdoors. BONUS: RV Parking - BRAND NEW SHINGLES! This homey and welcoming, carpet-free, custom bungalow floorplan is tastefully decorated with appealing colours and an updated lighting package. The entry way is large enough to easily welcome in guests without it being crowded and the vaulted living/dining and kitchen is partial open concept, easy flow with fresh white cabinetry and maple mouldings, classic white subway tile backsplash, eat up island with electricity, beautiful wooden butcherblock countertops, corner pantry with glass door, pot lights, modern stainless steel appliance package and direct access to the rear deck for fun BBQ nights. The backdoor also has a sliding door screen as well to bring natural air flow through the home if you choose not to use your central air-conditioning, at times. Each of the four bedrooms in this well laid out home are a comfortable size, the primary has a walk-in closet, three-piece bath with handy vanity storage. The main bath has a transom window over the tub for added natural light and extra storage

space with built in cabinetry. As you move to the lower level, you will find a supersized family room with corner gas fireplace and plenty of opportunity for whatever your needs are in your space: an exercise area, theatre room, games or playroom. Two large bedrooms, dedicated laundry with an included washer and dryer that is basically brand new. This place feels like home, has been lovingly maintained and is seeking new owners. The sellers are motivated to move and an immediate possession date can be accommodated. Make your move!