

**7207 35 Street**  
**Lloydminster, Alberta**
**MLS # A2254929**

**\$385,000**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	None	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	R1
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to 7207 35 Street located in the desirable Parkview neighbourhood. This home offers four bedrooms, and two bathrooms in total. with an illegal basement suite that features Shared laundry, and side garage access leading directly downstairs. Enjoy the added privacy of no back neighbours while still being close to parks, schools, and all amenities. This property is being sold as is.