# \$539,900 - 7111 37 Street, Lloydminster

MLS® #A2222060

## \$539,900

3 Bedroom, 2.00 Bathroom, 1,303 sqft Residential on 0.11 Acres

Parkview Estates, Lloydminster, Alberta

Brand New 2025 Bi-Level with Premium Finishes! Ready this Fall!

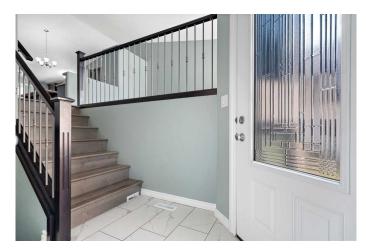
Step into quality and comfort in this beautifully designed 1,303 sq. ft. bi-level home, built in 2025 and packed with modern features. Enjoy the warmth and elegance of real hardwood and tile flooring on the main floor, complemented by high ceilings and an abundance of triple-pane windows that flood the space with natural light.

The heart of the home features sleek stainless steel appliances, a heat recovery unit for efficient air exchange, and a natural gas BBQ hookupâ€"perfect for year-round entertaining. The oversized 24x25 double garage provides ample room for parking and storage, paired with a concrete double driveway for added convenience.

With attractive exterior finishes and thoughtful energy-efficient upgrades, this home offers a perfect blend of style, function, and comfort. A must-see for buyers seeking modern living with high-quality craftsmanship!







#### **Essential Information**

MLS® # A2222060 Price \$539,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,303 Acres 0.11 Year Built 2025

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 7111 37 Street
Subdivision Parkview Estates

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3R1

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Insulated

# of Garages 2

### Interior

Interior Features Closet Organizers, High Ceilings, See Remarks

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 155 Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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