

# \$298,777 - 6609 35 Street, Lloydminster

MLS® #A2205448

**\$298,777**

3 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.11 Acres

Parkview Estates, Lloydminster, Alberta

This well-cared-for starter home is perfect for first-time buyers! Ideally located within walking distance to Cole St. Thomas, Holy Rosary High School, Bud Miller Park, and playgrounds—everything you need is just steps away. Inside, you'll find a bright open-concept main floor featuring a spacious kitchen with plenty of cabinetry, an eating bar and laminate flooring throughout. There are two cozy bedrooms on the main level, making it an ideal space for small families or downsizers. The finished basement offers great additional living space with a third bedroom, family room and 3-piece bathroom—perfect for guests or a growing family. There's also a shed for extra storage. Don't miss your chance to own this move-in-ready gem in a sought-after neighborhood! Check out the 3D virtual tour!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205448  |
| Price          | \$298,777 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,041     |
| Acres          | 0.11      |
| Year Built     | 2003      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6609 35 Street   |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 3J2          |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, Concrete Driveway |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage   |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Floor Furnace                       |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot, City Lot, Few Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Wood  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | R1               |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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