

# \$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	8
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.