

7101 40 Street  
Lloydminster, Alberta

MLS # A2217195

\$489,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to the home where memories are made and space is never an issue. This beautifully designed 1,930 sq. ft. two-storey home was built with the growing family in mind; offering room to spread out, gather together, and enjoy every stage of life. Step inside and feel instantly at home. The main floor is all about ease and connection, featuring a spacious kitchen with a corner pantry and an oversized island, perfect for quick breakfasts or weekend baking sessions. The dining area, flooded with afternoon and evening sunlight through large windows, invites you to linger over meals, while the cozy living room offers the ideal spot to unwind. Need a quiet space for work or homework? You'll love the tucked-away office area and conveniently located powder room just down the hall. Upstairs, you'll find what every busy family dreams of, everyone on the same floor. Three generously sized bedrooms with ample closets are perfect for kids of all ages. The primary suite is your own private retreat with a walk-in closet and ensuite to escape to at the end of the day. No more hauling laundry baskets up and down stairs, the laundry room is exactly where it should be: upstairs. Have teens or guests who need their own space? Head down to the lower level where two more bedrooms (both with walk-in closets), a full bathroom, and a large family room give them the independence they crave while keeping them close. And don't forget the extras: an oversized heated garage ready for all the toys, RV parking, central air, and central vac. This home truly has something for everyone, whether you're growing your family or just need a place where everyone can have their own corner of comfort. This is more than a house, it's your next chapter.