6906 35 Street
Lloydminster, Alberta

MLS # A2280851

$579,900

Division:	Parkview Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	Single-detached Residenti
Foundation:	Wood	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions:	N/A

A fresh take on modern living, this brand-new 4 bedroom, 4 bathroom home is designed with style, comfort, and function in mind. The layout is clean, open, and thoughtfully planned with modern finishes that feel both stylish and practical. The kitchen is the heart of the home, featuring quartz countertops and a large island that’s perfect for everyday living and entertaining. Upstairs offers the convenience of second-floor laundry along with an open office space ideal for working from home or kids’ homework. The primary bedroom is spacious and relaxing, complete with a beautiful 5-piece ensuite. Backing directly onto green space and walking paths near Holy Rosary School, this home offers privacy with easy access to outdoor space. With over 2,500 sq ft of finished living area including the basement, a bright open layout, and a large 26x23 garage with plenty of room for vehicles and storage, this home checks all the boxes. Interior finish selections and design mood boards are available — reach out for samples and details. Buyers may have the opportunity to personalize select finishes and features, depending on the stage of construction. A great opportunity to own a brand-new, move-in-ready home in a desirable neighborhood — modern, functional, and built for real life.