

\$399,900 - 7108 40 Street, Lloydminster

MLS® #A2229672

\$399,900

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

Parkview Estates, Lloydminster, Alberta

Beautiful 4 bedroom bi-level on a quiet street in Parkview. This attractive home has been well maintained and features 2 bedrooms, 2 bathrooms including a 3-piece ensuite, and a large kitchen with tons of counter space, corner pantry and an island! The basement has been finished in the last few years and includes a functional family room—a perfect place to relax and watch the game! You'll also find 2 more bedrooms, a 4-piece bathroom with tile floors and a spacious laundry/mechanical room. Additional features include: RV parking, double attached heated garage, fenced yard with a shed and a natural gas line for a BBQ.

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2229672 |
| Price | \$399,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,050 |
| Acres | 0.12 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |



Community Information

| | |
|-------------|------------------|
| Address | 7108 40 Street |
| Subdivision | Parkview Estates |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3L2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Floor Furnace, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 17 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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.