

# \$360,000 - 7307 40 Street, Lloydminster

MLS® #A2210055

## \$360,000

4 Bedroom, 3.00 Bathroom, 1,090 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

Great location on this 1090 sq ft bi-level in Parkview Estates. This home features two bedrooms and two bathrooms on the main floor (large soaking tub in the ensuite), an island kitchen with corner pantry, and a spacious basement layout with two additional bedrooms and a large family room. Double attached, heated garage, extra RV parking and a fenced backyard complete this package.

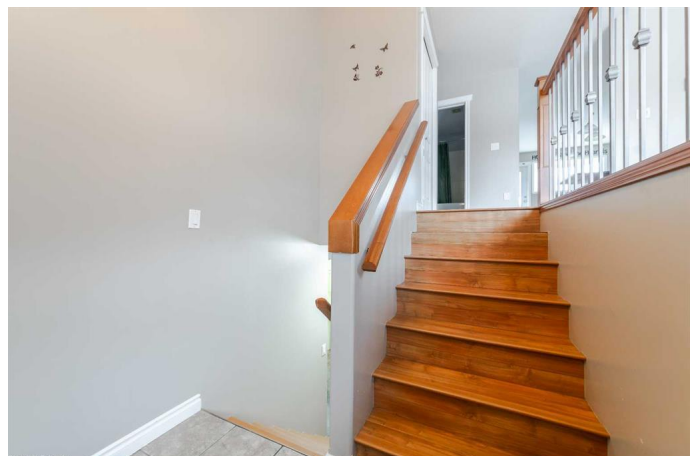
Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210055    |
| Price          | \$360,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,090       |
| Acres          | 0.14        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 7307 40 Street   |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |



|             |              |
|-------------|--------------|
| County      | Lloydminster |
| Province    | Alberta      |
| Postal Code | T9V 2K4      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Other   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 8               |
| Zoning         | R1              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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