# \$539,900 - 7111 37 Street, Lloydminster

MLS® #A2222060

# \$539,900

3 Bedroom, 2.00 Bathroom, 1,303 sqft Residential on 0.11 Acres

Parkview Estates, Lloydminster, Alberta

Brand New 2025 Bi-Level with Premium Finishes! Ready this Fall! Step into quality and comfort in this beautifully designed 1,303 sq. ft. bi-level home, built in 2025 and packed with modern features. Enjoy the warmth and elegance of modern finishes complemented with superb quality craftsmanship. The heart of the home features sleek stainless steel appliances, a heat recovery unit for efficient air exchange, and a natural gas BBQ hookupâ€"perfect for year-round entertaining. With 3 bedrooms on the main level and 2 full bathrooms this really is a beautifully laid out floorplan. The oversized 24x25 double garage provides ample room for parking and storage, paired with a concrete double driveway for added convenience. With attractive exterior finishes and thoughtful energy-efficient upgrades, this home offers a perfect blend of style, function, and comfort. Enjoy high ceilings and an abundance of triple-pane windows that flood the space with natural light. A must-see for buyers seeking modern living with high-quality execution!







Built in 2025

# **Essential Information**

MLS® # A2222060 Price \$539,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,303

Acres 0.11

Year Built 2025

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 7111 37 Street

Subdivision Parkview Estates

City Lloydminster

County Lloydminster

Province Alberta

Postal Code T9V 3R1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Insulated, Concrete Driveway

# of Garages 2

#### Interior

Interior Features High Ceilings, See Remarks, Closet Organizers

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Washer/Dryer, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Stone

Foundation Wood

# **Additional Information**

Date Listed May 15th, 2025

Days on Market 169

Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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