

\$569,900 - 7109 36 Street, Lloydminster

MLS® #A2265404

\$569,900

5 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

This home shows as nicely as a brand-new home- exceptionally maintained throughout and super-clean!! The location is perfect, tucked inside a quiet crescent location- off the busy streets- a perfect

place to call home. But that is not all, because this home backs on to green space which you will

appreciate as you spend free time relaxing on your covered deck, this home is perfect for anyone

looking for a more private location to call home. Inside this home, you will love the space and the

features specific to its design. Looking for someone to help pay some of the costs of ownership, then

look no further! This home is designed to have a suite in the basement but can also be used as a single-

family dwelling with lockable stairs from within the home as well as separate stairs to the basement

from the outside of the home. There is both main floor laundry, as well as laundry set up in the

basement- there is a kitchen with full appliance package on the main floor and a kitchen with full

appliance package in the basement- probably the nicest and most thought out basement (mother in law

suite) idea I have seen in a long time. This



home is upgraded and has notable upgraded features such as
upgraded cabinets, quartz counter tops,
upgraded flooring (no carpet in home), large main floor kitchen
island, gas fireplace with stone accent, 9' ceilings in basement, large garage which easily fits 2 vehicles-
is a one of a kind home that will surely impress you the moment you see it!!

Built in 2018

Essential Information

MLS® #	A2265404
Price	\$569,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7109 36 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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