

# \$289,777 - 20, 6313 39 Street, Lloydminster

MLS® #A2256245

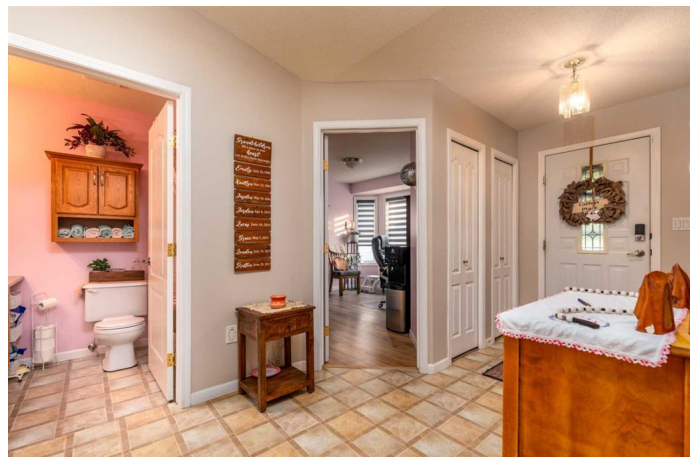
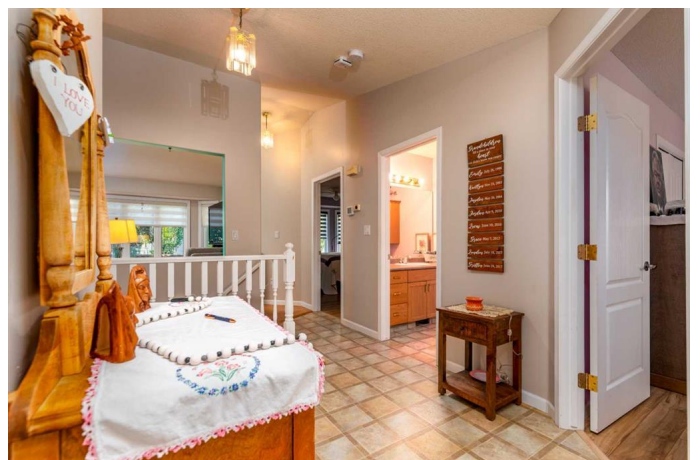
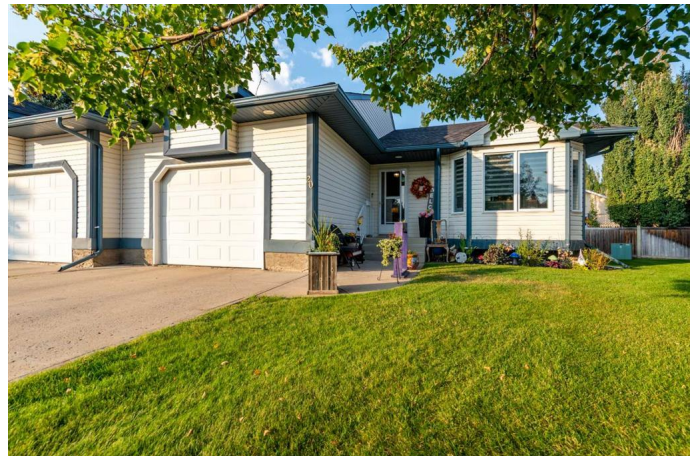
**\$289,777**

3 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.11 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to Horizon Village in Parkview Estates â€” a highly desirable, quiet community where comfort and convenience come together. This charming bungalow-style semi-detached condo offers easy living in a friendly neighborhood with exterior maintenance, snow removal, and lawn care all handled for you. Step inside and youâ€™ll be greeted by an open-concept floor plan with vaulted ceilings that create a bright, airy feel. The spacious living area flows seamlessly into the dining space and kitchen, where a large island makes entertaining a breeze. Appliances are included, and new triple-pane windows (installed just last year) ensure plenty of natural light throughout the home. With 3 bedrooms and 2 bathrooms, thereâ€™s room for family or guests. The primary suite features its own private ensuite, offering a comfortable retreat at the end of the day. Main floor laundry adds convenience to your everyday routine. Enjoy the ease of a single attached garage, plus the peace of mind knowing exterior upkeep is taken care of. This lovely home combines practical features with a warm, inviting atmosphere â€” perfect for those looking to downsize or enjoy low-maintenance living without compromise. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.

Built in 2000



## Essential Information

MLS® #	A2256245
Price	\$289,777
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	20, 6313 39 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2X7

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2025
Zoning	R3

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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