

# \$559,900 - 6908 35 Street S, Lloydminster

MLS® #A2215099

**\$559,900**

4 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.11 Acres

West Lloydminster, Lloydminster, Alberta

Modern Design Meets Everyday Functionality  
â€” Ready Fall 2025!

Step into sophisticated style with this brand-new 4 bedroom, 4 bathroom home, set to be completed by the end of September. Every inch is thoughtfully designed with clean, modern finishes and practical touches that elevate daily living. The heart of the home features a sleek kitchen with stunning waterfall quartz countertops and a central island perfect for entertaining. Upstairs, enjoy the convenience of second-floor laundry and an open-concept office space â€” ideal for working from home or homework time. The spacious primary suite includes a luxurious 5-piece ensuite for the perfect retreat.

Backing directly onto green space and walking paths near Holy Rosary School, this home offers both privacy and connection to nature. With over 2,100 sq ft of finished living space, a bright open layout, and refined craftsmanship throughout, this home delivers style and function in perfect balance.

This is your opportunity to own a fresh, move-in-ready home in a sought-after neighborhood â€” modern living, thoughtfully built from the ground up.

Built in 2025

## Essential Information



MLS® #	A2215099
Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6908 35 Street S
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	April 25th, 2025
Days on Market	65
Zoning	R1

## Listing Details

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

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.