

# **\$449,000 - 7206 29 Street, Lloydminster**

MLS® #A2257119

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.14 Acres

Parkview Estates, Lloydminster, Alberta

DREAMY LOCATION!! Lake view of the park across the street. This beautifully kept 2013 bi-level has all the bells and gets the whistles too! A grand entry to tall ceilings and airy bright open concept design sets you up for entertaining. This cared for home exudes warmth with many modern upgrades, many completed in the last 4 years. From fresh flooring and paint, to new kitchen appliances, and lighting, and a Culligan water filter system in your kitchen, Air Exchange upgrade for always having the cleanest air and no moisture. With 2 bedrooms up and 2 down, all nicely sized, 3 FULL baths, all with large soaker tubs. Sebo Central Vac installed 3 yrs ago. The basement has a built in lighted entertainments centre including it's components. There are hidden speakers and surround sound. A wet bar with 2 convenient bar fridges, also newly updated. The back yard is a true oasis with a 2 tier deck, new concrete patio, nat gas bbq, screened gazebo and a newer Arctic Spa Hot Tub. Fully fenced, this yard has storage under the deck, a 3 yr old shed as well as a smaller shed. RV parking flanks the house. The entire yard front and back has underground sprinklers, including the pretty raised garden. Attached heated garage with built in storage. 7206 29 St is a destination stunning views and gorgeous walking trails leading to Bud Miller Park. Seller / Owner is a licensed realtor in SK and AB

Built in 2013



## Essential Information

MLS® #	A2257119
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,060
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	7206 29 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3N1

## Amenities

Parking Spaces	3
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking, Concrete Driveway
# of Garages	2

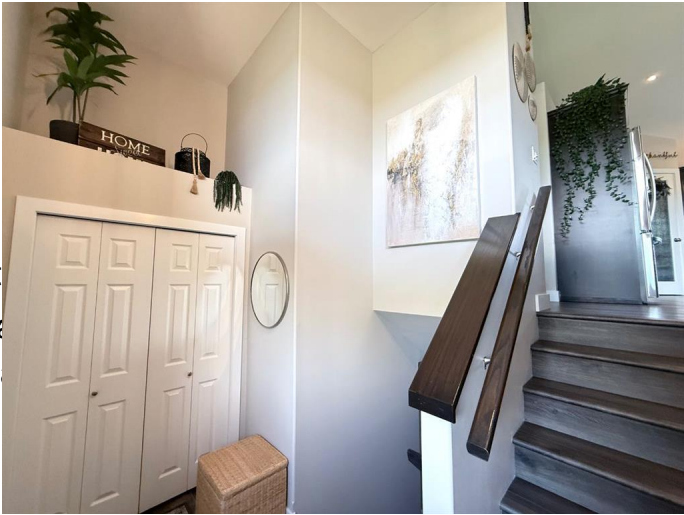
## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Wet Bar, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Purifier, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Private  
Lot Description Back Yard, Interior Lot, Large  
Behind, Private, Rectangular  
Underground Sprinklers  
Roof Asphalt  
Construction Vinyl Siding, Wood Frame  
Foundation Wood



Additional Information

Date Listed September 15th, 2025  
Days on Market 6  
Zoning R

Listing Details

Listing Office eXp Realty (Lloyd)

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