

**6310 41st Street**  
**Lloydminster, Alberta**

**MLS # A2205657**



**\$399,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Imagine waking up in your spacious master suite, sunlight streaming through the windows as you step into your private ensuite for a peaceful start to the day. Down the hall, two more bedrooms are filled with the quiet sounds of a home waking up—kids getting ready for school or a cozy guest room waiting to welcome family. The main bathroom makes mornings easy, giving everyone their space to get ready for the day. In the heart of the home, the kitchen is filled with warm conversation and the smell of breakfast, with plenty of cabinetry to keep everything organized. From here, you can look out over the big backyard, where summer barbecues and family gatherings will unfold on the two-tier deck. Evenings are made for relaxing in the spacious living room or heading downstairs, where the fully finished basement offers the perfect retreat. A cozy gas fireplace invites movie nights, while two additional bedrooms and a full bath provide space for guests, teens, or a home office. With main-floor laundry, a heated double-attached garage, and plenty of RV parking, this home is designed for both comfort and convenience. Impeccably maintained and set in a fantastic location, it's the perfect place to make lasting memories. Don't miss your chance to make it yours!