

# \$539,900 - 7111 37 Street, Lloydminster

MLS® #A2222060

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,303 sqft  
Residential on 0.11 Acres

Parkview Estates, Lloydminster, Alberta

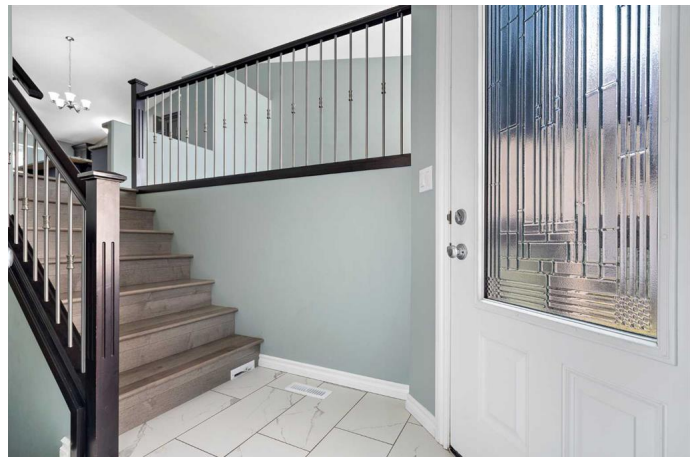
Brand New 2025 Bi-Level with Premium  
Finishes! Ready this Fall!

Step into quality and comfort in this beautifully designed 1,303 sq. ft. bi-level home, built in 2025 and packed with modern features. Enjoy the warmth and elegance of real hardwood and tile flooring on the main floor, complemented by high ceilings and an abundance of triple-pane windows that flood the space with natural light.

The heart of the home features sleek stainless steel appliances, a heat recovery unit for efficient air exchange, and a natural gas BBQ hookup—perfect for year-round entertaining. The oversized 24x25 double garage provides ample room for parking and storage, paired with a concrete double driveway for added convenience.

With attractive exterior finishes and thoughtful energy-efficient upgrades, this home offers a perfect blend of style, function, and comfort. A must-see for buyers seeking modern living with high-quality craftsmanship!

Built in 2025



## Essential Information

MLS® #	A2222060
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	7111 37 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R1

## Amenities

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

## Interior

Interior Features	Closet Organizers, High Ceilings, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Irregular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	91
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.