

# \$359,900 - 3803 56a Avenue, Lloydminster

MLS® #A2120245

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,651 sqft

Residential on 0.16 Acres

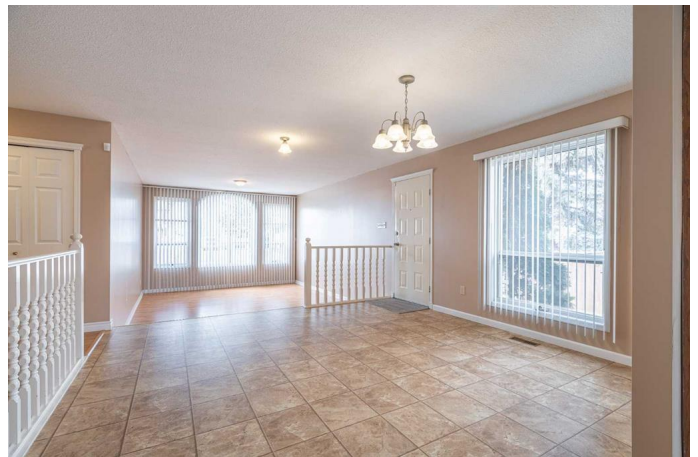
West Lloydminster City, Lloydminster, Alberta

You will appreciate the wide-open space that is accommodated with ownership of this huge bungalow style plan measuring 1651 square feet on the main floor. Large room sizes are evident the moment you enter the home with a large sunken living room with an open concept to the dining room flooding with natural light from the west elevation living room window. Recent improvements in the home include newer counter tops in the kitchen, newer furnace and hot water tank just to name a few. Add to this, 4 bedrooms located on the main floor of the home, a double attached garage, main floor laundry, open stairway leading to the basement which also features newer laminate flooring. Not only is this home huge, but its location is second to none- located on a non-busy street with localized traffic. **ADDED BONUS:** This home is on a shared water well which is still in operation for watering lawns and gardens.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2120245  |
| Price          | \$359,900 |
| Sold Price     | \$437,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,651     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3803 56a Avenue        |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 1Y9                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks                                                                   |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Partially Finished                                                                                      |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2024 |
| Date Sold      | May 18th, 2024  |
| Days on Market | 44              |

|          |      |
|----------|------|
| Zoning   | R1   |
| HOA Fees | 0.00 |

**Listing Details**

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

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