

\$237,900 - 4710 56 Avenue, Lloydminster

MLS® #A2135934

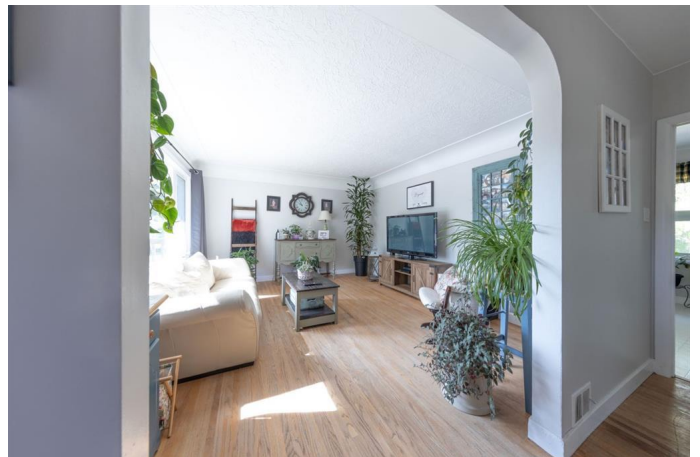
\$237,900

3 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Nestled on the Alberta side of Lloydminster, this delightful home is conveniently located close to numerous amenities, including the popular outdoor pool. Perfect for nature enthusiasts and green thumbs alike, the property boasts an abundance of mature trees, including a variety of fruit trees, and raised garden beds that are already planted and ready for your enjoyment if you move in this summer. The large backyard offers a serene retreat in a quiet location, perfect for relaxation and outdoor activities. It features a single detached garage with additional RV parking and back alley access, catering to all your parking and storage needs. Inside, the upper level welcomes you with a spacious living room and a well-appointed kitchen, ideal for family gatherings and entertaining guests. Two comfortable bedrooms and a full bathroom complete this level, providing ample living space. The downstairs area adds to the home's charm with a living room, a convenient laundry room, an additional bedroom and another bathroom, offering flexibility and extra living space for your needs. This home has been meticulously maintained, showcasing pride of ownership through various updates. Recent improvements include new windows, shingles, a hot water heater, sump pump and a furnace this is approx 10 years old. Both the home and the garage have been freshly repainted, enhancing their curb appeal and overall condition. Don't miss this opportunity to own a well cared for home in a fantastic



location, perfect for families or anyone looking to enjoy the best of Lloydminster living. Schedule your viewing today and make this charming property your new home!

Built in 1954

Essential Information

MLS® #	A2135934
Price	\$237,900
Sold Price	\$231,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	916
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4710 56 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0Z6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	July 18th, 2024
Days on Market	50
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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