

# \$319,777 - 3404 57a Avenue, Lloydminster

MLS® #A2137269

**\$319,777**

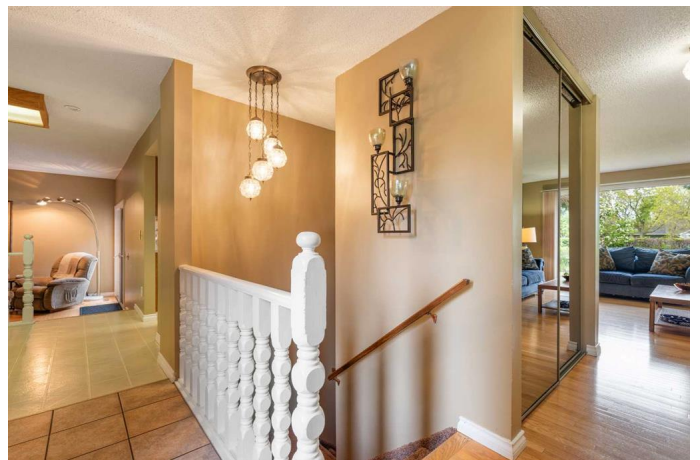
5 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.24 Acres

NONE, Lloydminster, Alberta

As you step inside, you'll be greeted by an abundance of natural light pouring in through large, sunny rear windows. These windows not only brighten the space but also provide stunning views of the backyard and the adjacent park, making every season a picturesque experience. The cozy family room, with its welcoming ambiance, is the perfect spot for relaxing evenings, whether you're enjoying a quiet night in or hosting a gathering.

At the heart of this home is undoubtedly its spacious kitchen. Designed with both functionality and style in mind, it features ample counter space and storage, making meal preparation a breeze. This home's spacious layout is ideal for entertaining, allowing you to effortlessly host large family dinners or barbecues with friends. One of the standout features of this property is its prime location. The backyard directly backs onto a park, providing a safe and green space for children to play. Whether it's a game of catch, practicing golf, or enjoying the playground, this outdoor area is perfect for family activities. At the end of the day, unwind in the relaxing hot tub. Imagine soaking in the warm water under a starry night or during a gentle rain, providing the perfect end to any day. The home also offers plenty of closet space, ensuring that all your belongings have their place, and a spacious garage that easily accommodates both vehicles, eliminating any parking hassles. The versatile basement provides enough space for children or



teenagers to play, giving them their own area to enjoy while allowing parents some much-needed peace. This home has been a loving space for a large family, and its welcoming environment continues to be enjoyable even as the family has grown.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2137269    |
| Price          | \$319,777   |
| Sold Price     | \$319,777   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,703       |
| Acres          | 0.24        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3404 57a Avenue |
| Subdivision | NONE            |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V 1W8         |

**Amenities**

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

**Interior**

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Laminate Counters, Storage |
|-------------------|----------------------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                |
| Cooling         | None                                                                                   |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| Fireplaces      | Wood Burning                                                                           |
| Has Basement    | Yes                                                                                    |
| Basement        | Full, Partially Finished                                                               |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | None                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Irregular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame                                                        |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 31st, 2024  |
| Date Sold      | June 12th, 2024 |
| Days on Market | 11              |
| Zoning         | R1              |
| HOA Fees       | 0.00            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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