

\$272,500 - 3706 57 Avenue, Lloydminster

MLS® #A2139018

\$272,500

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.16 Acres

Southridge, Lloydminster, Alberta

Welcome Home! This lovingly maintained, solid, one owner home in the popular Southridge neighbourhood is seeking new owners. Many updates including vinyl siding with faux rock, windows, exterior doors furnace, A/C, hot water tank and a newly finished basement bathroom complete with a deep jetted air tub! There is no carpet in this home and the partially finished basement is awaiting your finishing touches – extra vinyl plank flooring is in the home and can be included in the sale. The main floor features three nice sized bedrooms, a four piece bath and the primary bedroom has a convenient two piece ensuite. The kitchen allows lots of room to feed a crowd with plenty of cabinetry and counter space, bright natural light, newer appliances and direct access to the rear deck for BBQs. The supersized back deck has a ramp making the main floor of the home a fully accessible space. Plenty of parking is available in the partially fenced back yard and there is even room for an RV. Two storage sheds are included and there is a large garden plot in place. The yard site is nicely landscaped with plenty of perennial plants and a well treed, covered front entry way. A great location with close proximity to elementary, junior high and high schools, walking paths and conveniences. Make your move!

Built in 1983

Essential Information



MLS® #	A2139018
Price	\$272,500
Sold Price	\$259,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3706 57 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2B5

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Jetted Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Private, Rectangular

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

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 26th, 2024
Days on Market	50
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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