

\$344,900 - 3705 55a Avenue, Lloydminster

MLS® #A2166100

\$344,900

3 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.17 Acres

Southridge, Lloydminster, Alberta

Welcome to your future home, where every detail has been carefully upgraded to ensure your comfort and happiness. To keep you cozy and reduce those heating bills, the ceiling is now packed with extra insulation along with a newer hot water tank and shingles. Every step you take will be on beautifully updated flooring that runs throughout the house, and the bathroom shines with modern renovations that make everyday routines a pleasure. And on those chilly nights, rest easy knowing the original furnace has been replaced and is now ready to keep you warm.

But it's not just what's inside that counts. This home is perfectly placed for a family like yours. With three schools just a short walk away, the morning drop-off is a breeze. And with a bus stop right out front, your commute just got easier. The backyard is your private escape, backing onto a lovely park, meaning no back neighbors and endless green views. Plus, the RV driveway ensures there's always room for your adventures to start right from your doorstep.

Summers will be a breeze with efficient air conditioning, and cleaning is less of a chore with the central vacuum system. Step outside, and you'll be surrounded by beautiful trees and shrubs in the yard, creating your own peaceful haven.

This home sits on a quiet street in a fantastic



area, offering all the space your growing family needs. It's more than just a house in mint condition; it's a ready-made home for making new memories.

Built in 1976

Essential Information

MLS® #	A2166100
Price	\$344,900
Sold Price	\$340,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3705 55a Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1K3

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	October 15th, 2024
Days on Market	29
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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