

\$409,900 - 3703 58 Avenue, Lloydminster

MLS® #A2172678

\$409,900

3 Bedroom, 3.00 Bathroom, 1,600 sqft
Residential on 0.18 Acres

Southridge, Lloydminster, Alberta

Step into 1,600 square feet of cozy and comfortable living space, lovingly cared for by its original owner. This bungalow is more than just a house; it's a place to call home! As you walk in, you'll find a spacious living and dining area, perfect for family gatherings. Right next to it, there's a warm family room featuring a wood fireplace with stunning custom wood trim—perfect for relaxing evenings. Big windows light up the space and offer a beautiful view of the fully landscaped backyard.

The kitchen is a chef's delight, with custom cabinets and a cute nook where you can enjoy your morning coffee, rain or shine, with a view of the backyard! Step through the deck doors to discover your outdoor oasis, complete with a large deck, a gazebo, a shed, and a powered workshop. Plus, there's even RV parking on the side of the house!

The main floor has everything you need: a convenient laundry room, a 4-piece bathroom, and two bedrooms. The primary bedroom is a true retreat, offering a walk-in closet and a luxurious 5-piece ensuite bathroom.

Head downstairs for even more space! You'll find a versatile room that can easily be another bedroom, a cozy family room with a dry bar and electric fireplace, a large storage room, and a bonus rec room for games or hobbies. The storage space is perfect for



whatever you needâ€”a home gym, craft room, or workshop!

Nestled on a peaceful street, this home is full of charm and curb appeal. If youâ€™re searching for a move-in-ready bungalow in a friendly, mature neighborhood, donâ€™t let this one slip away. Come and see for yourselfâ€”this home is ready to welcome you!

Built in 1991

Essential Information

MLS® #	A2172678
Price	\$409,900
Sold Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.18
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3703 58 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2N9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Crown Molding, Central Vacuum, Double Vanity, Kitchen Island, Walk-In Closet(s)
Appliances	Wall/Window Air Conditioner, Bar Fridge, Dishwasher, Freezer, Garburator, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Gazebo, Lawn, Landscaped, Street Lighting
Roof	Shingle, Fiberglass
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 14th, 2024
Date Sold	December 10th, 2024
Days on Market	56
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.