# \$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 trimâ€"perfect for relaxing evenings. Big windows light up the space and offer a beautiful view of the fully landscaped backyard.

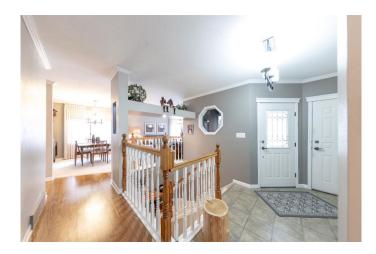
The kitchen is a chef's delight, with custom cabinets and a cute nook where you can enjoy your morning coffee, rain or shine, with a view of the backyard! Step through the deck doors to discover your outdoor oasis, complete with a large deck, a gazebo, a shed, and a powered workshop. Plus, there's even 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'II 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 you're searching for a move-in-ready bungalow in a friendly, mature neighborhood, don'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)

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