

**3702 57 Avenue**  
**Lloydminster, Alberta**

**MLS # A2225078**



**\$309,500**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Southridge                                         |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                  |               |                   |
| <b>Size:</b>     | 1,037 sq.ft.                                       | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 4                                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Few Trees, Landscaped, Lawn |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                |                   |    |

**Inclusions:** Shed

Step into home ownership with this custom one and a half story home located in the beautiful neighbourhood of Southridge. This 4 bedroom, 3 bathroom home features a vaulted ceiling, with large windows and a wood burning stove and a covered private deck off the master bedroom. The Exterior features a large deck and private yard, perfect for entertaining. Located close to schools and amenities this home a great option for investors or first time home buyers.