

3205 58 Avenue
Lloydminster, Alberta

MLS # A2268227



\$329,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,302 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Water softener is included but has not been used in years

This is a one owner home that has been very well looked after. The most recent improvements were shingles and siding. Built in 1980 this 4-level split home has a welcoming presence that starts with curb appeal. Then, you go inside to a spacious entry, large living room, dining area for those family holiday meals and a functional eat-in kitchen. There is spacious family room with an updated fireplace on the lower level, plus there is a games room in the basement. The location is great. This home is in a quiet area within walking distance of the Rendell Park Elementary School, the Bishop Lloyd Middle School, Lakeland college, playgrounds and parks including Bud Miller Park! The back yard is a must see. It is private, shaded and absolutely beautiful with its many perennials, garden pond, waterfall and 2-tier patio. YES, the 22x27 double attached garage is heated and there is large concrete driveway that has space for the RV. Call to view!