



GRASSROOTS
REALTY GROUP

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**3702 57 Avenue
Lloydminster, Alberta**

MLS # A2225078



\$329,900

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

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