



GRASSROOTS
REALTY GROUP

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**3702 57 Avenue
Lloydminster, Alberta**

MLS # A2225078



\$319,500

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.