



GRASSROOTS
REALTY GROUP

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3805 57 Avenue
Lloydminster, Alberta

MLS # A2255285



\$319,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Few Trees, Garden, Landscaped, Lawn, Rectang		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Concrete, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to this exquisite 3-bedroom, 2-bath bungalow located in the desirable Southridge area of Lloydminster. This home boasts a great location, situated near parks, churches and all levels of public schools, offering convenience and a sense of community. Upon entering, you'll be greeted by a unique design that sets this house apart. The entire property has been fully renovated, ensuring a modern and updated living space. One standout feature is the unique custom cabinetry with a built-in display cabinet, server, and message center, adding a touch of elegance and functionality to the kitchen area. All appliances are included with the sale, refrigerator, stove, dishwasher, washer, and dryer. Additionally, window coverings and a central vacuum are already in place, providing convenience and added value to the property. The basement has been fully finished, offering extra living space and potential for various uses such as a family room, home office, or recreational area. The private park-like backyard is fully fenced, providing a serene environment. The landscaping features a beautiful pond and natural rock sourced from the local area, adding a touch of nature and tranquility to your outdoor space. Expansive decks and a patio area provide ample room for outdoor entertaining, while a garden shed offers storage space for your tools and equipment. The mature landscaping adds beauty and charm to the property, making it an inviting space for relaxation and enjoyment. For those who enjoy working on projects or have multiple vehicles, the detached garage is insulated and heated, serving as a parking space and workshop combined. This feature adds versatility and functionality to the property, catering to various needs and hobbies. Overall, this move in ready home, is a true gem that offers a unique design, fully updated living spaces, a private backyard, and

a detached heated garage. With its ideal location it presents an excellent opportunity for a family seeking a comfortable and elegant living environment.