



**3906 59 Avenue Close  
Lloydminster, Alberta**

**MLS # A2255635**

**\$549,900**



<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,501 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks		
<b>Inclusions:</b>	N/A		

The best location, the best value and all the space you need when you buy this 2500 square foot 2 storey home - you will buy this home at a fraction of the cost to what it would be to buy this same square footage brand new!! Every inch of this home will impress- the layout is perfect for young or old families alike.. your teenagers or young children will love the abundance of space this home offers. The condition of the home is "move in ready", which will excite you to not have the upfront renovation costs similar homes may require. Specific features we know you will love and appreciate about this home: For large families with 3 children, you will love that this 2 storey home has 4 bedrooms on the upper level- this is a unique feature which we don't find often, the cul de sac location is exceptional with no rear yard neighbors offering the best privacy you will find in a residential property... This location seldom sees a turnover of product- people move here and love it!! Add to this an oversized 24" by 26" attached garage, central air conditioning, main floor laundry, a total of 5 bedrooms and 4 bathrooms, in floor heat, upgraded stucco exterior, 1 gas fireplaces upstairs and a wood stove downstairs, exceptional natural light that spills in to all areas of the home- this home is bright and cheery, large greeting area for guests plus so much more- if you have not seen this home you owe it to yourself to schedule a viewing!!