



GRASSROOTS
REALTY GROUP

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3805 58 Avenue
Lloydminster, Alberta

MLS # A2268586



\$479,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,354 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	NA
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Modern comfort meets timeless charm on a quiet street you'll love calling home. This beautifully updated 4-bedroom bungalow is the definition of move-in ready. Every inch has been thoughtfully refreshed — from the new flooring and paint to the updated plumbing and new windows that bring in loads of natural light. Step into a bright and spacious main floor where the large living room flows effortlessly into an inviting kitchen — the kind of space that makes hosting friends or enjoying family dinners a breeze. The home's layout blends practicality with warmth, offering room for everyone to spread out without losing that cozy feel. The attached garage is both roomy and functional, perfect for vehicles, hobbies, or extra storage. Outside, you have plenty of parking, including space for your RV or Boat. Located on a secluded street, tucked away from the traffic but still just minutes from shopping, schools, and everyday amenities. It's that rare mix of peace and convenience that makes life simple. All the updates are done — all that's left is for you to move in and make it your own.