



**GRASSROOTS**  
REALTY GROUP

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**3804 56A Avenue**  
**Lloydminster, Alberta**

**MLS # A2275205**



**\$449,900**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,324 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

This 1980s-built home, lovingly maintained by its original owner, is a great find in a quiet neighbourhood. The main floor features a spacious living room with a wood-burning fireplace, a large dining area, and a big kitchen perfect for cooking and gathering. There is an office, laundry and a craft room also on the main floor. The second floor has four good size bedrooms, with two bathrooms, the master bedroom has an en-suite with a walking closet. The basement is finished with a separate bedroom, with an en-suite, large office, and spacious craft room, offering flexibility for various uses, including potential rental income. With over 2,000 sqft of living space, there's ample room for family, friends, and activities. The property also boasts a heated double garage, underground sprinklers, air conditioning, and high-quality tile and hardwood flooring. Additionally, there's convenient under-deck storage to maximize outdoor space. In terms of maintenance, the 10-year-old shingles, 2-year-old furnace, and 2-year-old hot water tank are notable upgrades, along with three of the four toilets being recently replaced. This home offers a mix of character, functionality, and potential, making it an attractive option for those looking for a solid, one-owner property in a serene neighbourhood