



**3906 59 AvenueClose
Lloydminster, Alberta**

MLS # A2282850



\$549,900

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

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

Inclusions: N/A

The best location and the best value in a huge home featuring over 2500 square feet of developed space above grade. Add to this a fully finished basement and you will find it nearly impossible to replace this kind of size at the price this home is being marketed. Every inch of this home will impress you- the layout is perfect for your or old families alike... this home is move in ready and won't break the bank when you make the decision to move ahead. A unique feature for this home is the 4 large bedrooms on the second level.. all the kids will have their own space when you buy this immaculate home. The cul de sac location and no direct rear yard neighbors means the best privacy and the best location off the beaten trail. You will really appreciate the slow, localized traffic as this home is located in one of the quietest areas in Lloydminster. Add to this an oversized 24' by 26' attached garage, in floor heat in the basement and garage, 2 gas fireplaces/stoves, exceptional natural lighting that spills in to every area of this home.. Bright and cheery even on an overcast day, large greeting area for guests and impressive 2 story entrance which provides spatial appeal and extreme livability- If you have not seen this home for its size and exceptional pricing then you owe it to yourself to come and see for yourself.