



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3812 58 Avenue
Lloydminster, Alberta

MLS # A2282948



\$449,777

Division:	Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,237 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 4-level split home that truly reflects pride of ownership throughout. Located in a quiet, family-friendly neighbourhood and close to schools, this home offers both comfort and convenience. The property features mature landscaping and an impressive 100-foot lot at the rear, backing onto a peaceful walking path—perfect for enjoying privacy and outdoor living. Inside, you’ll find a tastefully remodelled kitchen with modern finishes and quartz countertops, ideal for everyday living and entertaining. The primary bedroom is a true retreat, complete with a custom walk-in closet, double sinks, and a luxurious two-person walk-in shower. Additional living space is enhanced by a three-season enclosed room at the rear of the home, adding approximately 240 square feet of extra usable space. This well-cared-for home offers thoughtful updates, generous living areas, and an exceptional location—making it a must-see. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.