



GRASSROOTS
REALTY GROUP

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

4009 59 Avenue Close
Lloydminster, Alberta

MLS # A2285161



\$374,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: N/A

Located in the prime neighbourhood of Southridge, this well-maintained family home sits in a quiet cul-de-sac, just steps from the high school, shopping, and parks. Backing onto a bike path, the property offers extra privacy and green space between you and rear neighbours. The home features an attached heated double garage and excellent storage throughout. The main level offers 3 bedrooms, while the fully developed lower level includes 2 additional bedrooms, a large storage room, and a separate laundry room. The spacious kitchen is ideal for family living and entertaining, complete with an island and all appliances included. Numerous updates and upgrades add exceptional value, including shingles replaced 2020, a new high-efficiency 2-stage furnace installed 2021, updated countertops and backsplash, upgraded bathrooms, newer flooring, central air conditioning, central vacuum, and neutral décor throughout. This move-in-ready home offers comfort, efficiency, and an unbeatable location—truly a place you'll want to call home. No survey or compliance available. Buyer to purchase title insurance.