



**3803 57 Avenue
Lloydminster, Alberta**

MLS # A2302525



\$339,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

This beautifully updated Southridge bungalow offers a spacious open-concept layout with three bedrooms on the main floor and stylish laminate flooring throughout. The bright, modern kitchen features an island, ample cabinetry, and a new appliance package, while large windows fill the living and dining areas with natural light. The main 4-piece bathroom has been fully renovated with contemporary finishes. Downstairs, you'll find a generous family room with a bar area, a fourth bedroom, a newly remodeled 4-piece bathroom, and plenty of storage space. Outside, enjoy a nicely landscaped yard with mature trees, a large deck, and a shed, along with an oversized 18' x 31' garage that is fully finished, heated, and equipped with a drain and durable tin interior. Additional upgrades include vinyl windows, a new central A/C unit, and a furnace and hot water tank replaced in 2020—making this move-in-ready home one you won't want to miss.