



GRASSROOTS
REALTY GROUP

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3801 57A Avenue
Lloydminster, Alberta

MLS # A2182178



\$525,000

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Front Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Call seller directly

Click brochure link for more details. Nestled in the heart of Southridge, this Executive Build House surpasses everything your family could desire in a place to call home. The main floor features over 1200sq/f of open concept to entertain & create lasting memories, while the primary bedroom is just shy of 300 sq/f making it the perfect spot to relax after the days events. Mix that with the hot tub downstairs & the fully matured backyard featuring towering trees to enclose your privacy, a 16x16 she shed with its own deck, a large patio off the family room wrapping around to your never ending RV parking. This home has EVERYTHING not to mention the incredibly over sized attached double car garage with heated floors!! What more could one ask for in a home?? Almost forgot, it's located a block from Rendell Park Elementary School, Bishop Lloyd Middle School & the Lloydminster Comprehensive High School, as seen in the drone images, making it again the perfect home for the growing family.