

# \$525,000 - 3801 57a Avenue, Lloydminster

MLS® #A2182178

## \$525,000

4 Bedroom, 4.00 Bathroom, 2,150 sqft  
Residential on 0.19 Acres

Southridge, Lloydminster, Alberta

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.

Built in 1986

## Essential Information

MLS® #	A2182178
Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,150
Acres	0.19
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3801 57a Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2N6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	December 4th, 2024
Days on Market	327
Zoning	R1

## **Listing Details**

Listing Office	Honestdoor Inc.
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