

# \$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           | In Floor, Forced Air |
| 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 | 121                |
| Zoning         | R1                 |

## Listing Details

Listing Office      Honestdoor Inc.

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