

# \$375,000 - 3307 55 Avenue, Lloydminster

MLS® #A2207073

**\$375,000**

4 Bedroom, 3.00 Bathroom, 1,921 sqft  
Residential on 0.21 Acres

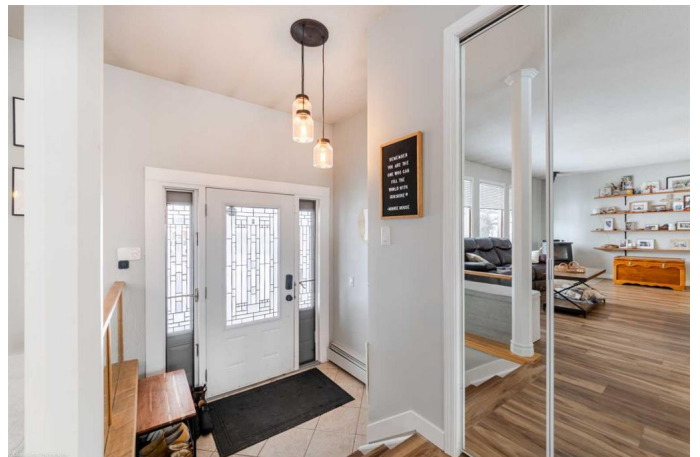
Steele Heights, Lloydminster, Alberta

This spacious family home offers over 1,900 square feet above grade! The main floor has a nice & open floor plan that makes entertaining and family time a breeze. A wood burning stove helps cut the winter chill and cuts down on heating costs. The kitchen has lots of cabinetry and counter top space and big windows overlooking the massive private yard. Upstairs you'll find 3 bedrooms with the primary bedroom large enough for a king size bed and additional furniture also features a large walk-in closet and full ensuite. The lower level has a cozy family room with direct back yard access, an additional bathroom and a mud room/laundry room with access to the 21x21 attached heated garage. The basement is finished with additional flex space (could be a home gym, additional family room, man cave, office, etc) a den, bedroom and lots of storage complete the basement. The boiler and water heater were new in March 2023, the majority of the windows are PVC. This a home a family can grow into!

Built in 1976

## Essential Information

MLS® #	A2207073
Price	\$375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,921
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	3307 55 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1K6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Concrete Driveway, Driveway, Front Drive
# of Garages	2

### **Interior**

Interior Features	Double Vanity, French Door, Open Floorplan, Storage, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 31st, 2025

Days on Market      2

Zoning                 R1

### **Listing Details**

Listing Office         RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.