

# \$335,000 - 4107 52 Avenue, Lloydminster

MLS® #A2208354

## \$335,000

4 Bedroom, 2.00 Bathroom, 1,170 sqft  
Residential on 0.17 Acres

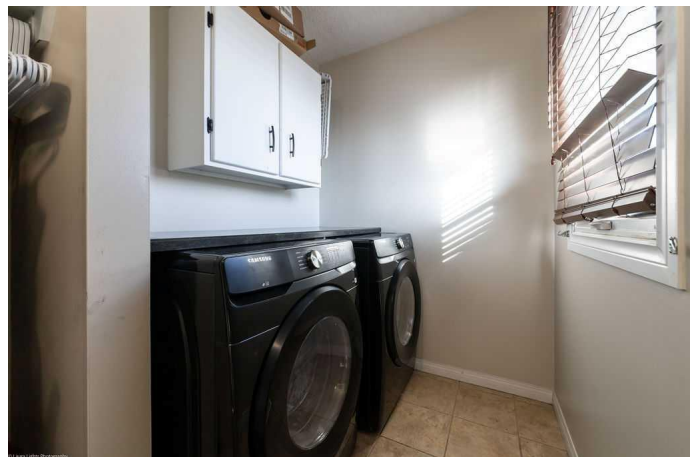
Southridge, Lloydminster, Alberta

Welcome to this updated 4-bedroom, 2-bathroom home! Featuring new Samsung smart appliances, a brand-new on-demand hot water heater, fresh paint, shingles (2021), stucco exterior (2021), central air conditioning (2019) this home is move-in ready. The kitchen cabinets have been refreshed and counter tops updated. The main floor bathroom has been fully renovated, including a brand-new tub and surround with sleek glass doors. Outside you will find a east facing deck perfect for summer BBQ's. Enjoy the large yard, ideal for entertaining, gardening, or simply relaxing in your private outdoor space. The 24x25 detached double garage comes equipped with a new heater, perfect for year-round use. Conveniently located near schools, shopping, and amenities, this home offers the perfect blend of comfort and convenience.

Built in 1978

### Essential Information

MLS® #	A2208354
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.17
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4107 52 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1R5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Pantry, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office            RE/MAX OF LLOYDMINSTER

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