

## 780-832-5880 cord@gpremax.com

## 3702 57 Avenue Lloydminster, Alberta

## MLS # A2225078



## \$329,900

Beds: 4 Baths: 3   Garage: Double Garage Attached   Lot Size: 0.18 Acre   Lot Feat: Back Yard, Corner Lot, Few Trees, Landscaped, La   Water: -					
Style: 1 and Half Storey   Size: 1,037 sq.ft. Age: 1989 (36 yrs old)   Beds: 4 Baths: 3   Garage: Double Garage Attached   Lot Size: 0.18 Acre   Lot Feat: Back Yard, Corner Lot, Few Trees, Landscaped, La   Water: -	Division:	Southridge			
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Water: -	ot Size:	0.18 Acre			
	ot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Law			
Cowore		Water:	-		
Sewer.		Sewer:	-		
Condo Fee: -		Condo F	ee: -		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Step into home ownership with this custom one and a half story home located in the beautiful neighbourhood of Southridge. This 4 bedroom, 3 bathroom home features a vaulted ceiling, with large windows and a wood burning stove and a covered private deck off the master bedroom. The Exterior features a large deck and private yard, perfect for entertaining.Located close to schools and amenities this home a great option for investors or first time home buyers.