

**3702 57 Avenue  
Lloydminster, Alberta**

**MLS # A2225078**



# \$329,900

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn		

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