

3805 58 Avenue  
Lloydminster, Alberta

MLS # A2268586



**\$479,900**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	NA		

Modern comfort meets timeless charm on a quiet street you'll love calling home. This beautifully updated 4-bedroom bungalow is the definition of move-in ready. Every inch has been thoughtfully refreshed — from the new flooring and paint to the updated plumbing and new windows that bring in loads of natural light. Step into a bright and spacious main floor where the large living room flows effortlessly into an inviting kitchen — the kind of space that makes hosting friends or enjoying family dinners a breeze. The home's layout blends practicality with warmth, offering room for everyone to spread out without losing that cozy feel. The attached garage is both roomy and functional, perfect for vehicles, hobbies, or extra storage. Outside, you have plenty of parking, including space for your RV or Boat. Located on a secluded street, tucked away from the traffic but still just minutes from shopping, schools, and everyday amenities. It's that rare mix of peace and convenience that makes life simple. All the updates are done all that's left is for you to move in and make it your own.