

**3812 58 Avenue  
Lloydminster, Alberta**

**MLS # A2282948**



# \$449,777

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn,		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 4-level split home that truly reflects pride of ownership throughout. Located in a quiet, family-friendly neighbourhood and close to schools, this home offers both comfort and convenience. The property features mature landscaping and an impressive 100-foot lot at the rear, backing onto a peaceful walking path—perfect for enjoying privacy and outdoor living. Inside, you’ll find a tastefully remodelled kitchen with modern finishes and quartz countertops, ideal for everyday living and entertaining. The primary bedroom is a true retreat, complete with a custom walk-in closet, double sinks, and a luxurious two-person walk-in shower. Additional living space is enhanced by a three-season enclosed room at the rear of the home, adding approximately 240 square feet of extra usable space. This well-cared-for home offers thoughtful updates, generous living areas, and an exceptional location—making it a must-see. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.