

3812 58 Avenue
Lloydminster, Alberta

MLS # A2282948



\$449,777

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

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|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Floor Furnace, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.