

3801 57A Avenue  
Lloydminster, Alberta

MLS # A2182178



**\$525,000**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<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:** Call seller directly

Click brochure link for more details. Nestled in the heart of Southridge, this Executive Build House surpasses everything your family could desire in a place to call home. The main floor features over 1200sq/f of open concept to entertain & create lasting memories, while the primary bedroom is just shy of 300 sq/f making it the perfect spot to relax after the days events. Mix that with the hot tub downstairs & the fully matured backyard featuring towering trees to enclose your privacy, a 16x16 she shed with its own deck, a large patio off the family room wrapping around to your never ending RV parking. This home has EVERYTHING not to mention the incredibly over sized attached double car garage with heated floors!! What more could one ask for in a home?? Almost forgot, it's located a block from Rendell Park Elementary School, Bishop Lloyd Middle School & the Lloydminster Comprehensive High School, as seen in the drone images, making it again the perfect home for the growing family.