

# \$264,900 - 3705 57 Avenue, Lloydminster

MLS® #A2229999

**\$264,900**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.17 Acres

Southridge, Lloydminster, Alberta

This beautifully updated home offers the perfect blend of modern convenience and thoughtful design. Nestled in a desirable neighbourhood close to schools and parks, it's ideal for families or investors looking for rental opportunities. The upper level features an open-concept layout, combining the kitchen, dining, and living area to create a warm and inviting space for family gatherings. Recently renovated, the kitchen boasts new cabinetry, modern flooring, and fresh paint in neutral tones, making it move in ready and easy to personalize. Three generously sized bedrooms and a full bathroom complete this level. Downstairs, you will find a spacious family room perfect for movie nights, hobbies, or entertaining. On the other side, a large bedroom and additional bathroom provide privacy and flexibility for guests or potential renters. Additional highlights include all appliances, recent updates include, kitchen, bathrooms, flooring and paint. Neutral color palette throughout for a timeless aesthetic. With its thoughtful layout, modern updates and convenient location, this home is a must-see. Whether you are looking for a family residence or a property with rental potential, this home checks all the boxes!! Immediate possession is the extra bonus

Built in 1979

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2229999    |
| Price          | \$264,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.17        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3705 57 Avenue |
| Subdivision | Southridge     |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 1Z5        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 5                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Wood Siding     |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | R1              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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