

# \$559,000 - 4005 60 Avenue, Lloydminster

MLS® #A2214367

## \$559,000

4 Bedroom, 4.00 Bathroom, 1,810 sqft  
Residential on 0.16 Acres

Southridge, Lloydminster, Alberta

Step into this well-maintained two-story home in the heart of Lloydminster, offering 1,810 sq. ft. of living space and a host of recent updates. The spacious layout includes a large kitchen, fully renovated in 2013, ideal for cooking and entertaining. The basement was completely finished in 2019, providing additional living space for a home office, gym, or entertainment area. The property also boasts a double-attached garage and a rare double-detached garage, both with new heaters for added comfort. Major upgrades include new windows in 2021 and a full plumbing replacement in 2024, giving you peace of mind. Located in a desirable neighborhood, this home combines modern conveniences with timeless charm—perfect for a growing family or anyone looking for a move-in-ready property.

Built in 1994

### Essential Information

MLS® #	A2214367
Price	\$559,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.16



Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4005 60 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R9

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Heated Garage, Concrete Driveway, Insulated
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	10
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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