

# \$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, Range, Refrigerator, Washer/Dryer
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	14
Zoning	R1

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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