

# \$439,777 - 3807 58 Avenue, Lloydminster

MLS® #A2213458

**\$439,777**

5 Bedroom, 3.00 Bathroom, 1,759 sqft  
Residential on 0.18 Acres

Southridge, Lloydminster, Alberta

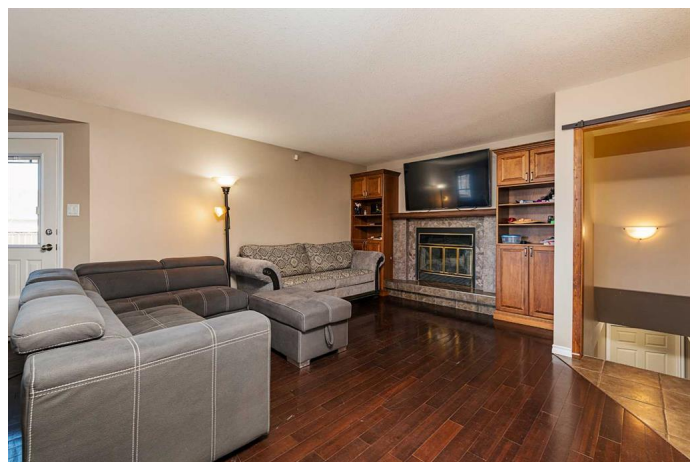
Welcome to this spacious and inviting bungalow boasting over 1,700 sq. ft. of beautifully designed living space in a quiet, family-oriented neighborhood. Surrounded by great neighbors and located just minutes from schools, parks, and all essential amenities, this home offers the perfect blend of comfort and convenience.

Ideal for families and entertainers alike, the open floor plan connects a stunning kitchen to multiple entertainment spaces both indoors and out, making gatherings seamless and enjoyable. The large deck provides the perfect backdrop for summer barbecues, while the soundproofing throughout the home ensures peaceful living year-round. Retreat to a generous primary suite featuring a jetted tub for ultimate relaxation. Additional highlights include a spacious driveway with ample street parking, dedicated RV parking, and plenty of storage throughout the home. This is more than just a house—it's a place to create lasting memories. Don't miss your chance to call it home! Check out the 3D virtual tour!

Built in 1988

## Essential Information

MLS® #	A2213458
Price	\$439,777
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,759
Acres	0.18
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3807 58 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2P3

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	14
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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