

# \$329,900 - 3805 57 Avenue, Lloydminster

MLS® #A2255285

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.17 Acres

Southridge, Lloydminster, Alberta

Welcome to this exquisite 3-bedroom, 2-bath bungalow located in the desirable Southridge area of Lloydminster. This home boasts a great location, situated near parks, churches and all levels of public schools, offering convenience and a sense of community. Upon entering, you'll be greeted by a unique design that sets this house apart. The entire property has been fully renovated, ensuring a modern and updated living space. One standout feature is the unique custom cabinetry with a built-in display cabinet, server, and message center, adding a touch of elegance and functionality to the kitchen area. All appliances are included with the sale, refrigerator, stove, dishwasher, washer, and dryer. Additionally, window coverings and a central vacuum are already in place, providing convenience and added value to the property. The basement has been fully finished, offering extra living space and potential for various uses such as a family room, home office, or recreational area. The private park-like backyard is fully fenced, providing a serene environment. The landscaping features a beautiful pond and natural rock sourced from the local area, adding a touch of nature and tranquility to your outdoor space. Expansive decks and a patio area provide ample room for outdoor entertaining, while a garden shed offers storage space for your tools and equipment. The mature landscaping adds beauty and charm to the property, making it an inviting space for relaxation and enjoyment. For those



who enjoy working on projects or have multiple vehicles, the detached garage is insulated and heated, serving as a parking space and workshop combined. This feature adds versatility and functionality to the property, catering to various needs and hobbies. Overall, this move in ready home, is a true gem that offers a unique design, fully updated living spaces, a private backyard, and a detached heated garage. With its ideal location it presents an excellent opportunity for a family seeking a comfortable and elegant living environment.

Built in 1980

**Essential Information**

MLS® #	A2255285
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3805 57 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1Z5

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Insulated, Heated Garage
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting, Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 8th, 2025
Days on Market	2
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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