

3807 58 Avenue
Lloydminster, Alberta

MLS # A2213458



\$439,777

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,759 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, S		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

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!