

4005 60 Avenue
Lloydminster, Alberta

MLS # A2214367



\$559,000

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Heated		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Vac. Power Nozzle, 220 Volt Plug

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.