

**3706 56A Avenue**  
**Lloydminster, Alberta**

**MLS # A2186216**



**\$467,777**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,939 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

<b>Inclusions:</b>	N/A
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This spacious bungalow, spanning over 1,900 square feet, offers five generously sized bedrooms and three bathrooms, making it an ideal choice for a growing family or those who frequently host guests. The expansive living room features a cozy wood-burning fireplace, perfect for relaxing evenings. Throughout the home, you'll find a combination of hardwood and cork flooring, providing both durability and a warm, inviting atmosphere. The fully finished basement adds valuable living space, suitable for a variety of uses. Situated on a large lot on a quiet street, the property offers ample privacy and is beautifully treed, enhancing its serene setting. A shed provides additional storage space, and the double attached garage ensures convenient parking and extra storage. The home is conveniently located close to parks and schools, offering easy access to recreational and educational facilities. This property combines comfort, space, and a prime location, making it a perfect family home. Check out the 3D virtual tour.