

# \$449,900 - 4006 59 Avenue close, Lloydminster

MLS® #A2217142

## \$449,900

4 Bedroom, 4.00 Bathroom, 1,658 sqft

Residential on 0.12 Acres

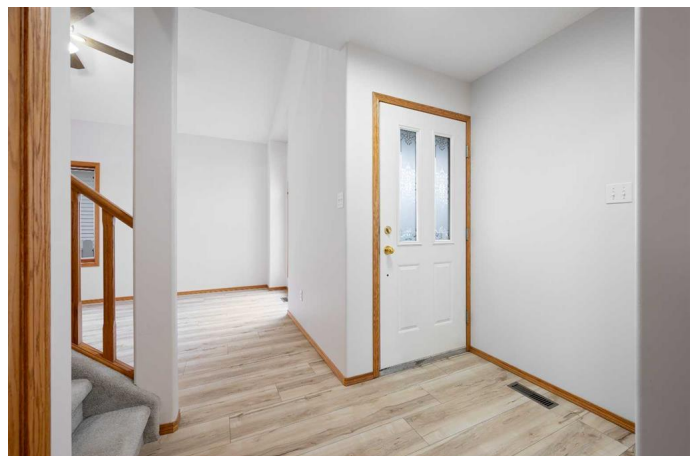
Southridge, Lloydminster, Alberta

One of the quietest locations you will find- tucked inside a cul-de-sac in an area off busy streets with only localized traffic. The home is refreshed and immaculate and feels like it's hardly been lived in. The main floor has been recently updated with new vinyl plank flooring and appliances. All the space you will need with 1658 square feet above grade with a finished basement- you will love that your main floor living area overlooks your backyard space- perfect for watching your kids.. the new deck is a bonus- low to the ground and large enough to entertain your family and friends. There is a total of 3+1 bedrooms and 4 bathrooms in this home- all the space you will want! This home is move in ready and quick possession can be accommodated- no work to do here!!! Just bring your furniture.

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217142  |
| Price          | \$449,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,658     |
| Acres          | 0.12      |
| Year Built     | 1993      |



|          |                |
|----------|----------------|
| Type     | Residential    |
| Sub-Type | Detached       |
| Style    | 2 Storey Split |
| Status   | Active         |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4006 59 Avenue |
| Subdivision | Southridge     |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2R9        |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated |
| # of Garages   | 2                                                    |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Open Floorplan          |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Gas                     |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Cul-De-Sac, Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 119           |

Zoning R1

## Listing Details

Listing Office MUSGRAVE AGENCIES

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