

# **\$599,900 - 3906 59 Avenue close, Lloydminster**

MLS® #A2194300

**\$599,900**

5 Bedroom, 4.00 Bathroom, 2,501 sqft

Residential on 0.17 Acres

Southridge, Lloydminster, Alberta

YES YOU CAN HAVE IT ALL, and you will find everything you are looking for in this exceptionally cared for 2500 square foot 2 storey home- you will buy this home at a fraction of the cost to what it would be to buy this same square footage brand new!! Every inch of this home will impress- the layout is perfect for young or old families alike.. your teenagers or young children will love the abundance of space this home offers. The condition of the home is "move in ready", which will excite you to not have the upfront renovation costs similar homes may require. Specific features we know you will love and appreciate about this home: For large families with 3 children, you will love that this 2 storey home has 4 bedrooms on the upper level- this is a unique feature which we don't find often, the cul de sac location is exceptional with no rear yard neighbors offering the best privacy you will find in a residential property... This location seldom sees a turnover of product- people move here and love it!! Add to this an oversized 24" by 26" attached garage, central air conditioning, main floor laundry, a total of 5 bedrooms and 4 bathrooms, in floor heat, upgraded stucco exterior, 2 gas fireplaces, exceptional natural light that spills in to all areas of the home- this home is bright and cheery, large greeting area for guests plus so much more- if you have not seen this home you owe it to yourself to schedule a viewing!!

Built in 1994



## Essential Information

MLS® #	A2194300
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,501
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3906 59 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R9

## Amenities

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

## Interior

Interior Features	Kitchen Island, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	February 12th, 2025
Days on Market	82
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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