# \$339,900 - 3410 55 Avenue, Lloydminster

MLS® #A2193917

## \$339,900

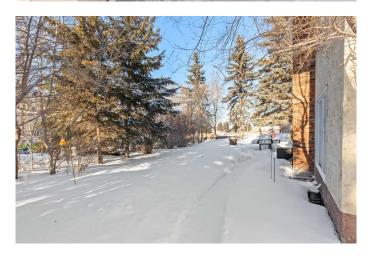
5 Bedroom, 4.00 Bathroom, 2,050 sqft Residential on 0.22 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this immaculately kept 5 level split home, offering a blend of comfort, space and convenience. Perfectly situated in a central location, this property is just minutes away from schools, shopping and more. A rare find, this Seller is only the second owner and has been meticulously maintained throughout. Some key features are 5 bedrooms and 3 & 1/2 half bathrooms so ample room for a growing family or guests. The layout flows beautifully with well defined living areas across multiple levels. The lower level offers a cozy retreat perfect for family gatherings around the wood fireplace. On this level you will also find another bedroom tucked away with a half bath. Upstairs you will find 2 ample size bedrooms, a full 4 piece bath along with the master suite which features a private fireplace and a 3 piece ensuite for ultimate comfort. This home sits on a large treed lot backing the walking path. Double garage completes the package. With plenty of room to grow and entertain, this home offers incredible potential in a great location. Don't miss out on the opportunity to make this beautiful property your own!







Built in 1976

#### **Essential Information**

MLS® # A2193917 Price \$339,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,050

Acres 0.22

Year Built 1976

Type Residential

Sub-Type Detached

Style 5 Level Split

Status Active

# **Community Information**

Address 3410 55 Avenue

Subdivision West Lloydminster

City Lloydminster

County Lloydminster

Province Alberta

Postal Code T9V 1K7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Stove

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Many Trees

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 10th, 2025

Days on Market 87

Zoning R1

# **Listing Details**

Listing Office eXp Realty (Lloyd)

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