# \$449,900 - 4006 59 Avenueclose, 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 findtucked 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.



#### **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 Avenueclose

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 Lawn, Rectangular Lot, Treed, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 189

Zoning R1

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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