

# \$324,900 - 3905 52 Avenue, Lloydminster

MLS® #A2209822

## \$324,900

5 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.21 Acres

Southridge, Lloydminster, Alberta

Welcome home to this spacious family home located close to shopping centres and schools. With 3 bedrooms up, one is currently a laundry room that can be converted back to a bedroom, spacious kitchen, dining room and Living room. Primary has a 2 pc bath. Downstairs you will find another 2 bedrooms, 3 piece bathroom, large family room and a kitchen with its own laundry. Updates over the last few years include high efficiency furnace, vinyl plank flooring, new shingles and paint. Rear entry into basement or upstairs. Large 24x26 garage (currently no power to it), large fenced in back yard that also backs onto school grounds so no rear neighbours. Great revenue property or first time home

Built in 1978

## Essential Information

MLS® #	A2209822
Price	\$324,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	3905 52 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1P2

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Built-In Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R1

### Listing Details

Listing Office	eXp Realty (Lloyd)
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