

# \$467,777 - 3706 56a Avenue, Lloydminster

MLS® #A2186216

**\$467,777**

5 Bedroom, 3.00 Bathroom, 1,939 sqft  
Residential on 0.21 Acres

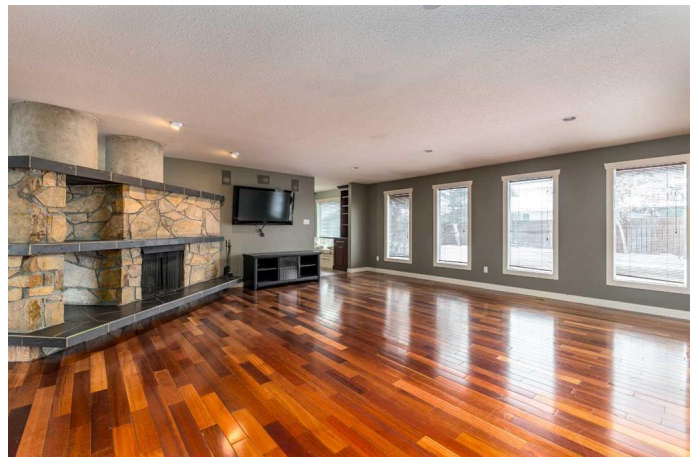
Southridge, Lloydminster, Alberta

This spacious bungalow, spanning over 1,900 square feet, offers five generously sized bedrooms and three bathrooms, making it an ideal choice for a growing family or those who frequently host guests. The expansive living room features a cozy wood-burning fireplace, perfect for relaxing evenings. Throughout the home, you'll find a combination of hardwood and cork flooring, providing both durability and a warm, inviting atmosphere. The fully finished basement adds valuable living space, suitable for a variety of uses. Situated on a large lot on a quiet street, the property offers ample privacy and is beautifully treed, enhancing its serene setting. A shed provides additional storage space, and the double attached garage ensures convenient parking and extra storage. The home is conveniently located close to parks and schools, offering easy access to recreational and educational facilities. This property combines comfort, space, and a prime location, making it a perfect family home. Check out the 3D virtual tour.

Built in 1980

## Essential Information

MLS® #	A2186216
Price	\$467,777
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,939
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3706 56a Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1Z2

### **Amenities**

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

### **Interior**

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan, Water Softener
Heating	Forced Air, Natural Gas, Floor Furnace, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard, Rectangular Lot, Few Trees, Lawn, Private
Roof	Shake
Construction	Cedar, Wood Frame, Brick

Foundation                Wood

**Additional Information**

Date Listed                February 11th, 2025  
Days on Market            76  
Zoning                        R1

**Listing Details**

Listing Office                CENTURY 21 DRIVE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.