

3205 58 Avenue  
Lloydminster, Alberta

MLS # A2268227

\$329,900

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Steele Heights                                                            |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 4 Level Split                                                             |        |                   |
| Size:     | 1,302 sq.ft.                                                              | Age:   | 1980 (45 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2                 |
| Garage:   | Concrete Driveway, Double Garage Attached, Parking Pad                    |        |                   |
| Lot Size: | 0.19 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lo |        |                   |

|             |                                 |            |    |
|-------------|---------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas         | Water:     | -  |
| Floors:     | Carpet, Linoleum, Vinyl         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -  |
| Basement:   | Full                            | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame        | Zoning:    | R1 |
| Foundation: | Wood                            | Utilities: | -  |
| Features:   | No Animal Home, No Smoking Home |            |    |

**Inclusions:** Water softener is included but has not been used in years

This is a one owner home that has been very well looked after. The most recent improvements were shingles and siding. Built in 1980 this 4-level split home has a welcoming presence that starts with curb appeal. Then, you go inside to a spacious entry, large living room, dining area for those family holiday meals and a functional eat-in kitchen. There is spacious family room with an updated fireplace on the lower level, plus there is a games room in the basement. The location is great. This home is in a quiet area within walking distance of the Rendell Park Elementary School, the Bishop Lloyd Middle School, Lakeland college, playgrounds and parks including Bud Miller Park! The back yard is a must see. It is private, shaded and absolutely beautiful with its many perennials, garden pond, waterfall and 2-tier patio. YES, the 22x27 double attached garage is heated and there is large concrete driveway that has space for the RV. Call to view!