

3307 55 Avenue
Lloydminster, Alberta

MLS # A2207073



\$375,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,921 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Heated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Open Floorplan, Storage, Sump Pump(s)		

Inclusions: N/A

This spacious family home offers over 1,900 square feet above grade! The main floor has a nice & open floor plan that makes entertaining and family time a breeze. A wood burning stove helps cut the winter chill and cuts down on heating costs. The kitchen has lots of cabinetry and counter top space and big windows overlooking the massive private yard. Upstairs you'll find 3 bedrooms with the primary bedroom large enough for a king size bed and additional furniture also features a large walk-in closet and full ensuite. The lower level has a cozy family room with direct back yard access, an additional bathroom and a mud room/laundry room with access to the 21x21 attached heated garage. The basement is finished with additional flex space (could be a home gym, additional family room, man cave, office, etc) a den, bedroom and lots of storage complete the basement. The boiler and water heater were new in March 2023, the majority of the windows are PVC. This a home a family can grow into!