



**4002 60 Avenue
Lloydminster, Alberta**

MLS # A2299125



\$659,900

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,358 sq.ft.	Age:	1994 (32 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Gazebo, Garden ornaments, BBQ Grill, Window/Bed Coverings 2 bedrooms on Level 2,

This Southridge home gives you the best location and the most unique layout that checks all the boxes that your dream home to be. It features 6 bedrooms, 4 bathrooms, one of which is a master ensuite, double-attached Garage, and has a huge backyard with no backyard neighbors. As you enter the main door you will be greeted with high ceilings entrance, long staircase going up the second level, 3-piece bathroom and a large laundry room. On your right-hand side is the main living room, the dining room, and next to the beautiful kitchen with an island, quartz countertop, kitchen sink with big windows overlooking the huge backyard, recently upgraded cabinetry. Next to the kitchen is your family room with a gas fireplace and a breakfast nook with the backyard view. Going up to the second level is the spacious Master bedroom with walk-in closet and a 4-piece ensuite, 3 additional good size bedrooms, another 4-piece bathroom. The fully finished basement you will find 2 additional good-sized bedrooms, 3-piece bathroom, a rec room or you can use as a fitness room/yoga room, the utility room, and a storage room. Stepping out from the breakfast nook is your huge backyard with gazebo (included) where you can relax and unwind and enjoy your beautiful backyard with no back neighbors, fruit trees like apple and pear, some of which are already matured and ready for next fall to harvest, double sheds and fully fenced. In 2005, there's a huge upgrade being made, like the main and second floor flooring was replaced with hard wood, the kitchen was remodeled, new 7 feet high fence, shingles, AC Unit in year 2000. The seller is the first owner, and you will be the next second owner of this immaculate home and ready for you to enjoy!