



GRASSROOTS
REALTY GROUP

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4019 58 Avenue Close
Lloydminster, Alberta

MLS # A2347682



\$444,800

Division:	Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,869 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Public OPEN HOUSE Sunday September 27th from 1:00-2:30. This impressive 4-level split offers over 1,800 sq. ft. of above ground living space and a developed basement. The 5 bedrooms (4 above grade), 2.5 bathrooms, and the 24' x 21' double attached garage make this a desirable family home. Located on a quiet cul-de-sac in the subdivision of Southridge, this home is close to the Lloydminster Comprehensive High School and Rotary Park plus it offers quick access to HWY 16, providing the perfect balance of quiet family-friendly living and convenience. Step inside to discover an abundance of natural light that fills the spacious front living room through a large bay window. This level flows into the dining area and the well-designed kitchen that features plenty of cupboard and counter space and a convenient view overlooking the family room below. The family room is at ground level and offers direct access to the back patio for easy indoor-outdoor living. Also on this floor, you'll find a generous 2-pc powder room, laundry, a well-sized bedroom and convenient access to the double attached garage. The 2nd floor is home to a spacious primary bedroom complete with a 3-piece ensuite and large soaker tub, along with two additional bedrooms and a full bathroom. The basement adds even more versatile living space with a large recreation room, the fifth bedroom, utility room and storage. Outside, the pie shaped yard is partially fenced for your privacy and boasts lots of room and a rain water storage system, great for watering the flowers, shrubs and trees. The front yard has a large patio which is a great place to sit and enjoy the evening with family or to have the neighbors over for a visit. The sellers have owned the home for many years and have made many improvements which include: PVC windows, furnace, shingles, heated floor in the family room, addition of a 3rd front

parking space, and they improved the basement concrete floor to an insulated reinforced poly block making that lower level much warmer. Two other items to note: One garage bay is 23 ft deep and the basement bedroom window meets (and exceeds) modern egress standards. Call to view.