

# \$339,900 - 3410 55 Avenue, Lloydminster

MLS® #A2193917

**\$339,900**

5 Bedroom, 4.00 Bathroom, 2,050 sqft  
Residential on 0.22 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this immaculately kept 5 level split home, offering a blend of comfort, space and convenience. Perfectly situated in a central location, this property is just minutes away from schools, shopping and more. A rare find, this Seller is only the second owner and has been meticulously maintained throughout. Some key features are 5 bedrooms and 3 & 1/2 half bathrooms so ample room for a growing family or guests. The layout flows beautifully with well defined living areas across multiple levels. The lower level offers a cozy retreat perfect for family gatherings around the wood fireplace. On this level you will also find another bedroom tucked away with a half bath. Upstairs you will find 2 ample size bedrooms, a full 4 piece bath along with the master suite which features a private fireplace and a 3 piece ensuite for ultimate comfort. This home sits on a large treed lot backing the walking path. Double garage completes the package. With plenty of room to grow and entertain, this home offers incredible potential in a great location. Don't miss out on the opportunity to make this beautiful property your own!

Built in 1976

## Essential Information

MLS® #	A2193917
Price	\$339,900
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.22
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	3410 55 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1K7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	52
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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