

\$249,900 - 3704 57 Avenue, Lloydminster

MLS® #A2253776

\$249,900

4 Bedroom, 2.00 Bathroom, 1,149 sqft

Residential on 0.16 Acres

Southridge, Lloydminster, Alberta

This 1983-built home offers 1,149 sq ft of living space with a functional family layout. The main floor features a large living room, kitchen with pantry, and 3 bedrooms, including a spacious primary bedroom with a 3-piece ensuite. An additional full bathroom completes the main floor.

The lower level adds a 4th bedroom, large family room and a bathroom rough-in with toilet already installed, offering room to expand.

Updates include shingles, siding, windows and furnace (approx. 13 years ago) and a hot water tank (3 years old). Outside, enjoy a covered deck, patio, and large yard—perfect for family living or entertaining. Conveniently located close to schools and shopping.

With some cosmetic TLC, this home could be a fantastic investment property or an affordable opportunity for a family looking to own their own home. 24 hour notice for all showings, tenant rights apply.

Built in 1983

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2253776 |
| Price | \$249,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,149 |



| | |
|------------|-------------|
| Acres | 0.16 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3704 57 Avenue |
| Subdivision | Southridge |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 2B5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Laminate Counters, Pantry, Bathroom Rough-in |
| Appliances | Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Baseboard, Forced Air, Natural Gas, Electric |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, City Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 3rd, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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