

\$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	Bathroom Rough-in, Built-in Features, Laminate Counters, Pantry
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	14
Zoning	R1

Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.