

# \$284,900 - 3908 52 Avenue, Lloydminster

MLS® #A2207356

## \$284,900

3 Bedroom, 2.00 Bathroom, 1,104 sqft  
Residential on 0.19 Acres

Southridge, Lloydminster, Alberta

This bungalow is in a great location, close to schools and shopping. The main floor has newer windows, a functional galley kitchen, a HUGE primary bedroom, another bedroom, and a full bath. There's a separate dining space that looks over the cozy sunken living room, with garden doors leading right out to the backyard. The basement has a spacious family room, a large bedroom, tons of storage, laundry, and even a separate entrance to the garage—so many possibilities! The private, fenced backyard is well curated for functionality.

Built in 1978

## Essential Information

MLS® #	A2207356
Price	\$284,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.19
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	3908 52 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1P9

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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