

# \$375,000 - 3307 55 Avenue, Lloydminster

MLS® #A2207073

**\$375,000**

4 Bedroom, 3.00 Bathroom, 1,921 sqft  
Residential on 0.21 Acres

Steele Heights, Lloydminster, Alberta

This spacious family home offers over 1,900 square feet above grade! The main floor has a nice & open floor plan that makes entertaining and family time a breeze. A wood burning stove helps cut the winter chill and cuts down on heating costs. The kitchen has lots of cabinetry and counter top space and big windows overlooking the massive private yard. Upstairs you'll find 3 bedrooms with the primary bedroom large enough for a king size bed and additional furniture also features a large walk-in closet and full ensuite. The lower level has a cozy family room with direct back yard access, an additional bathroom and a mud room/laundry room with access to the 21x21 attached heated garage. The basement is finished with additional flex space (could be a home gym, additional family room, man cave, office, etc) a den, bedroom and lots of storage complete the basement. The boiler and water heater were new in March 2023, the majority of the windows are PVC. This a home a family can grow into!

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2207073  |
| Price      | \$375,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,921         |
| Acres          | 0.21          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3307 55 Avenue |
| Subdivision | Steele Heights |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 1K6        |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, Heated Garage, Concrete Driveway, Driveway, Front Drive |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, French Door, Open Floorplan, Storage, Sump Pump(s)   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater |
| Heating           | Boiler  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning Stove   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Brick, Wood Frame     |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 31st, 2025

Days on Market        11

Zoning                 R1

### **Listing Details**

Listing Office           RE/MAX OF LLOYDMINSTER

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