

\$361,900 - 4028 60 Avenue, Lloydminster

MLS® #A2244522

\$361,900

5 Bedroom, 3.00 Bathroom, 1,237 sqft
Residential on 0.14 Acres

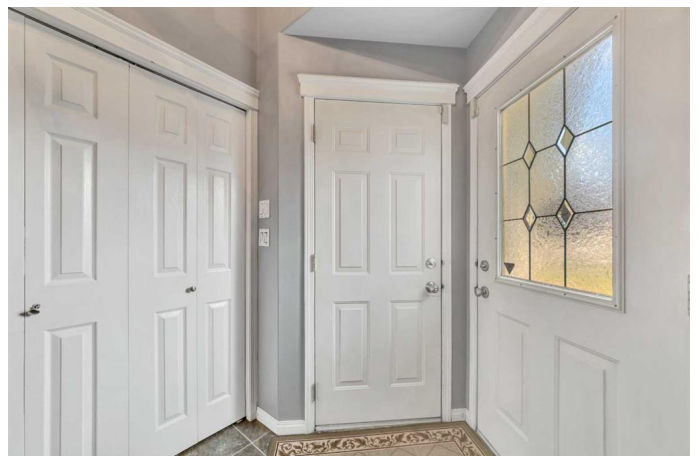
Southridge, Lloydminster, Alberta

This, 5 bedroom and 3 bathroom home is the perfect fit for a family. It's located in a quiet area with only short walks to the nearest park and Lloydminster Comprehensive High School. The kitchen is equipped with a new stove and dishwasher. The primary bedroom features a private 3-piece ensuite and walk-in closet. Downstairs, the fully finished lower level provides even more living space, that's ideal for a growing family and includes a gas fireplace. The washer and dryer have also been updated. Along with plenty of storage space in the home, the double attached garage offers additional storage and ample parking. The eavestrough has also had recent gutter guard improvements. Windows were changed in 2015. Enjoy peace and privacy in the backyard with no rear neighbours - an amazing bonus to this beautiful property! Seller states central air conditioner and underground sprinklers not working.

Built in 1994

Essential Information

MLS® #	A2244522
Price	\$361,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,237



Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4028 60 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Few Trees, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	July 29th, 2025
Days on Market	101
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.