

# \$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

Public OPEN HOUSE Sunday September 7th from 1:00-2:30. 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. Enjoy peace and privacy in the backyard with no rear neighbours - an amazing bonus to this beautiful property!

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        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 29th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
| Zoning         | R1 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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