

# \$319,900 - 4812 57 Avenue, Lloydminster

MLS® #A2261368

**\$319,900**

5 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.13 Acres

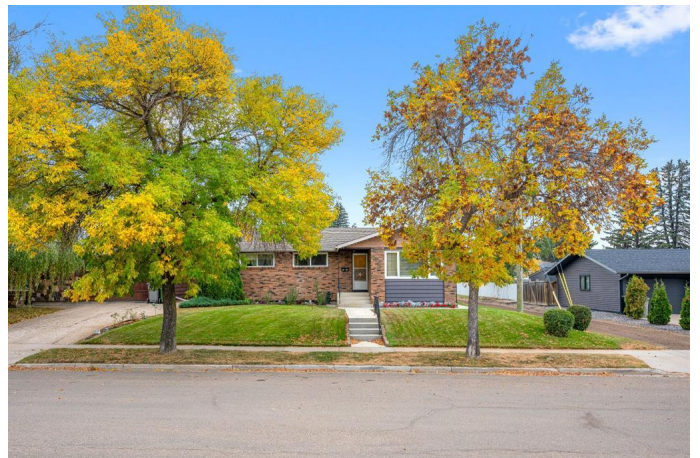
West Lloydminster, Lloydminster, Alberta

Welcome to this well-cared-for 1,204 sq. ft. bungalow built in 1964 – proudly owned by the same family since day one! This solid home offers 3 spacious bedrooms and 2 bathrooms on the main floor, complemented by a bright living area and functional layout. The fully developed basement adds 2 additional bedrooms, a bathroom, and a cozy wood-burning fireplace – perfect for family gatherings or movie nights. Enjoy the privacy and peace of a quiet location while still being close to all amenities. A 24x26 detached garage provides excellent parking and storage space. A wonderful opportunity to make this classic home your own!

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261368    |
| Price          | \$319,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,204       |
| Acres          | 0.13        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4812 57 Avenue    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 1A3           |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Detached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                   |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Wood Frame, Cedar                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 9                 |
| Zoning         | R1                |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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