

\$359,900 - 2302 57a Avenue, Lloydminster

MLS® #A2196513

\$359,900

4 Bedroom, 3.00 Bathroom, 1,074 sqft
Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Welcome Home! This well-maintained 4 bedroom, 3 bath bungalow is located on a corner lot in the College Park Subdivision not far from the College Park School! The living room has a big bay window. Vaulted ceilings feature in both the living room and in the adjacent eat-in kitchen making both spaces feel large. You will appreciate the kitchen's South facing over-sink window, stainless steel appliances and access to the backyard for convenient outdoor enjoyment. Also on the main level are the 4-pc main bathroom and 3-bedrooms including the primary bedroom that boasts a private 3-pc ensuite. The entryway, living room, hallway, and part of the kitchen were just painted. On the lower level there is a huge recreation room, a big bedroom and a generously sized 3-pc bathroom. Plus, there is plenty of storage space under the stairs and in the laundry/utility room. This property also boasts a double attached garage, a fenced backyard with established landscaping, a large deck and a garden shed. Recent updates include: Central Air Conditioner (2017), Water Heater (2017), Furnace (2017), Windows (2022), and Shingles (2022). Both the shed and the deck have recently been repainted. This house has central vacuum. Call to view this wonderful family home!

Built in 1998

Essential Information



MLS® #	A2196513
Price	\$359,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2302 57a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Range Hood, Refrigerator, Washer, Window Coverings, Range
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
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 2nd, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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