

# \$367,777 - 2705 52 Avenue, Lloydminster

MLS® #A2213606

**\$367,777**

4 Bedroom, 3.00 Bathroom, 1,066 sqft

Residential on 0.18 Acres

Steele Heights, Lloydminster, Alberta

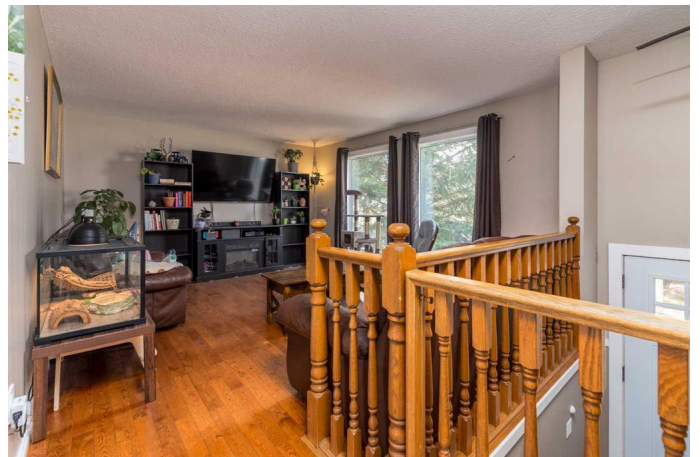
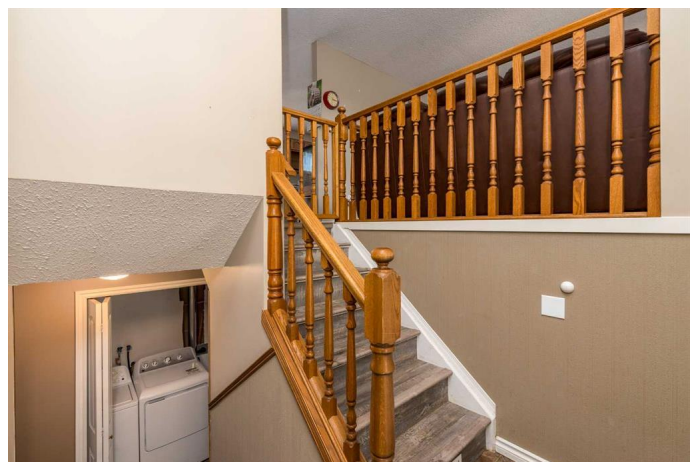
Situated just steps from Messum Lake and only two blocks from schools, this updated home is ready for you to move in and enjoy. Featuring a functional layout, the spacious kitchen offers ample counter and cabinet space – perfect for any family. The main floor features two large bedrooms, including a primary suite with a 3-piece ensuite. Downstairs, the bright basement benefits from large windows providing abundant natural light, two additional bedrooms, another full bathroom, and a bonus area. Plumbing is already roughed in if you envision adding a kitchenette or wet bar! Plus, enjoy the comfort of in-floor heating powered by a new boiler installed in 2022, alongside hot water on demand. Start your mornings basking in the sun on the deck, surrounded by mature trees that provide excellent privacy. The backyard is landscaped, tidy, and features a shed, and a major bonus, a relaxing hot tub. RV parking is also available for added convenience. The oversized 24' x 21' double garage is a standout feature, complete with workbenches and storage. This home truly has location, updates, space, and comfort! Check out the 3D virtual tour!

Built in 1985

## Essential Information

MLS® #                      A2213606

Price                        \$367,777



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,066
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	2705 52 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2L3

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, In Floor, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	55
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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