

2606 57B Avenue  
Lloydminster, Alberta

MLS # A2240683



\$309,900

|           |                                                      |        |                   |
|-----------|------------------------------------------------------|--------|-------------------|
| Division: | Steele Heights                                       |        |                   |
| Type:     | Residential/House                                    |        |                   |
| Style:    | Bi-Level                                             |        |                   |
| Size:     | 961 sq.ft.                                           | Age:   | 1986 (39 yrs old) |
| Beds:     | 3                                                    | Baths: | 2                 |
| Garage:   | Double Garage Attached, Driveway, Garage Door Opener |        |                   |
| Lot Size: | 0.13 Acre                                            |        |                   |
| Lot Feat: | Back Yard, Landscaped, Private                       |        |                   |

|             |                                   |            |    |
|-------------|-----------------------------------|------------|----|
| Heating:    | Forced Air                        | Water:     | -  |
| Floors:     | Carpet, Hardwood                  | Sewer:     | -  |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -  |
| Basement:   | Finished, Full                    | LLD:       | -  |
| Exterior:   | Wood Frame                        | Zoning:    | R1 |
| Foundation: | Wood                              | Utilities: | -  |
| Features:   | Built-in Features, Open Floorplan |            |    |

Inclusions: Projector & Screen

This beautifully designed home is perfect for those with an active lifestyle. The main floor features an open-concept layout with warm hardwood floors throughout &mdash; ideal for entertaining and effortless to maintain. The spacious primary bedroom includes a massive walk-in closet that fashion lovers will appreciate, plus direct access to the deck &mdash; perfect for soaking up the sun. The fully developed lower level offers a cozy family room with projector, two additional bedrooms, and a 3-piece bathroom &mdash; a great setup for guests, a home office, or even a mortgage-helping roommate. You&rsquo;ll love the oversized tandem double garage with direct access from inside the home. There's plenty of space for two vehicles, recreational gear, or a workshop setup with built-in shelving and a workbench for the hobbyist or handyman. Additional upgrades include newer shingles and furnace, giving you peace of mind. Situated in a quiet, welcoming neighborhood just a short walk from Bud Miller Park, with quick access to major routes &mdash; this home checks all the boxes for convenience, comfort, and lifestyle.