

# \$459,900 - 2606 57 Avenue, Lloydminster

MLS® #A2209831

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.17 Acres

Steele Heights, Lloydminster, Alberta

This Home Should Go To The Top Of Your List of homes to view in this price range.... There is nothing that needs to be done here!! Immaculately kept and meticulously maintained. Bungalow style homes like this are hard to find, and at 1460 square feet with an oversized double attached garage, you will not have to sacrifice anything- everything on your wish list is taken care of here. Even the location is prime- close to schools and located within one of the quietest crescent locations. The updates and features form a long list: 75% new flooring on the main floor, covered deck overlooking an extremely private back yard, newer windows on the main floor, newer shingles in the last number of years, newer furnace and hot water tank, newer steel insulated overhead garage door, freshly painted, medical grade air filter on furnace, fully finished basement... Plus so much more!!

Built in 1984

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209831  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,460     |
| Acres          | 0.17      |
| Year Built     | 1984      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2606 57 Avenue |
| Subdivision | Steele Heights |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2C8        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated, Parking Pad |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s)                                                     |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Irregular Lot, Lawn, Treed |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 8th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 24 |
| Zoning         | R1 |

## **Listing Details**

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

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