

\$469,900 - 2324 58a Avenue, Lloydminster

MLS® #A2240414

\$469,900

6 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.22 Acres

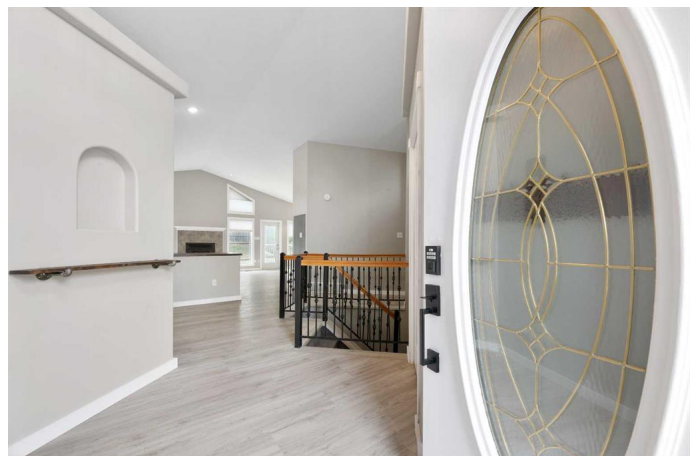
College Park, Lloydminster, Alberta

Great curb appeal, huge lot with no backyard neighbours, and a prime College Park location make this 1,455 sq. ft. bungalow a standout choice for your family. Just a short walk to Bud Miller Park, Lakeland College, and a nearby neighborhood park, it offers both convenience and community. The main floor boasts vaulted ceilings, a cozy wood-burning fireplace, and large living room windows overlooking the spacious south-facing backyard. Youâ€™ll also enjoy a walkthrough pantry, main floor laundry/mudroom, two bedrooms, and two bathrooms—including a generous ensuite with a corner jet tub. The fully developed basement is ideal for a growing family with four bedrooms, including a large room perfect for an office or home gym, and a fun gaming room enhanced with LED lighting and metallic wall panels. Additional perks include a heated 24'x26' garage, RV parking, and central A/C. This well-rounded home is ready to welcome its next chapter!

Built in 2001

Essential Information

MLS® #	A2240414
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,455



Acres	0.22
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2324 58a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z7

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Irregular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame

Foundation Wood

Additional Information

Date Listed August 9th, 2025
Days on Market 4
Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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