



GRASSROOTS
REALTY GROUP

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2610 57A Avenue
Lloydminster, Alberta

MLS # A2239049



\$334,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Steele Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,285 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Concrete, Hardwood, Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub, See Remarks | | |

Inclusions: NA

This fresh and welcoming four-level split is ready for its new family! Located in one of Lloydminster's most desirable neighbourhoods, this spacious home offers great value and room to grow. The second level features a comfortable primary bedroom with 3-piece ensuite, plus two generous bedrooms and a 4-piece main bathroom with a relaxing jetted tub. On the main floor, you'll find a bright, open layout filled with natural light—perfect for everyday living and entertaining. The lower level includes a cozy family room, laundry area, another bedroom and full bathroom, along with direct access to the attached garage. The basement offers even more space with an additional bedroom, a den/flex space, and storage. This home has been freshly painted throughout, and the floors have been re-coated, giving it a clean, move-in-ready feel. Recent plumbing upgrades to PEX add long-term value and peace of mind. Located close to parks, walking paths, and multiple school options, this is a fantastic opportunity to build a bit of sweat equity by adding your personal touch in a neighbourhood that's experiencing exciting revitalization. Don't miss your chance to make this house your home!