



GRASSROOTS
REALTY GROUP

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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
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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 — 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 — 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 — a great setup for guests, a home office, or even a mortgage-helping roommate. You’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 — this home checks all the boxes for convenience, comfort, and lifestyle.