



**GRASSROOTS**  
REALTY GROUP

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**2102 58A AvenueClose  
Lloydminster, Alberta**

**MLS # A2272496**



**\$559,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Irregular Lot, Lawn,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Alarm system Not Included, T.V. Mounts, Central Vac. R.I., natural Gas BBQ Hookup,

Welcome to this beautifully maintained modified bi-level located on a quiet closed avenue in College Park. Built in 2013 and offering over 1,450 sq. ft., this home features a bright, open-concept design with vaulted ceilings and large windows throughout. The main floor offers a spacious living room highlighted by a stunning stone natural gas fireplace, while the kitchen and dining area overlook the covered deck and landscaped backyard. The front entry is generously sized, creating a welcoming first impression. The second-floor primary suite is filled with natural light and includes a large walk-in closet and a well-appointed ensuite. The fully finished basement offers a great-sized family room with big, bright windows, along with additional bedrooms and bathroom space—perfect for families. A standout feature of this property is the triple attached garage, with one bay transformed into a versatile recreational space ideal for hosting hockey games, gatherings, or a personal retreat. An additional area behind the third bay is wired and ready for a future hot tub. Value-added features include newer appliances, central air conditioning, underground sprinklers, permanent exterior lighting, and a natural gas BBQ hookup. With five bedrooms and three bathrooms, this home provides an exceptional layout and modern comfort throughout. Located in one of Lloydminster's most desirable neighbourhoods, this move-in-ready home is a must-see.