



GRASSROOTS
REALTY GROUP

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**2102 58A AvenueClose
Lloydminster, Alberta**

MLS # A2272496



\$559,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,456 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Irregular Lot, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	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.