



GRASSROOTS
REALTY GROUP

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2308 57B Avenue
Lloydminster, Alberta

MLS # A2274576



\$409,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Humidifier		

Great location in College Park overlooking green space! Perfectly tailored for young families, this attractive 5-bedroom bi-level offers the comfort, convenience, and community atmosphere you've been looking for—just a short walk to schools, parks, and playgrounds. Step inside to a bright and welcoming main floor featuring 3 bedrooms and 2 bathrooms up, including an attractive 3-piece ensuite in the primary. The spacious living room offers plenty of room for family time, while the kitchen delivers both style and functionality with stainless steel appliances, a handy corner pantry, and a stylish tile backsplash. Downstairs, the cozy family room is the ideal spot for movie nights or weekend lounging. The lower level also includes 2 additional bedrooms, a 3-piece bathroom, a laundry room, and a large storage room—space for everything that growing families need. This home continues to impress with thoughtful upgrades like a new furnace, new A/C, central vac, and a heated garage. Outside, the triple concrete driveway with RV parking, natural gas line for your BBQ, and included shed make day-to-day living even easier. With its unbeatable location and family-friendly features, this College Park gem gives you room to grow, places to play, and peace of mind. Your next chapter starts here!