



2307 57B Avenue
Lloydminster, Alberta

MLS # A2288206



\$419,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this move-in ready 5-bedroom home nestled on a quiet street in the family-friendly community of College Park, just steps from the school. With air conditioning and thoughtful updates throughout, this home offers comfort and space for the whole family. Vaulted ceilings create an inviting, open feel as you enter the main living area. The refreshed kitchen is bright and functional, featuring a large island, corner pantry, ample counter space, and plenty of room for a full-sized dining table — perfect for everyday living and entertaining alike. Upstairs offers three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. The fully finished basement brings warmth and character with its cozy cabin-inspired design and gas fireplace — an ideal space to unwind. You’ll also find two additional bedrooms, a full bathroom, and abundant storage. Additional highlights include a double attached heated garage, triple driveway, hardwood flooring, underground sprinklers, and a beautifully landscaped yard. A fantastic opportunity in a sought-after neighbourhood — this one is ready to welcome you home.