



2310 57A Avenue
Lloydminster, Alberta

MLS # A2297744



\$385,000

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: n/a

The value adding updates in the last 5 years include: high efficiency furnace, air purification system, hot water heater, refinished kitchen cabinets, new counters tops, updated fridge and stove, central air conditioning, changes to lighting and a natural gas line to the bar-b-que. Other improvements include flooring in 2021 and shingles in 2017! This home is located within walking distance to College Park school, Lakeland College and Bud Miller Park. Enjoy great sight lines from the family room through to the dining and kitchen areas created by the open plan design. Eat a quick meal at the kitchen island or have a family feast in the dining room all while keeping an eye on the children playing in the sunken family room. There are 2 bedrooms on the main floor with the master bedroom having direct access to the main 4-piece bathroom. The fully finished basement features 2 more bedrooms, an additional 4-piece bathroom, the laundry and a generously sized family room. There is lots of parking at this home. It has a heated double attached, concrete driveway, plus side parking for a utility trailer, small RV or another vehicle. The back yard is treed and fenced for privacy and is perfect for pets and outdoor family time. View this beautiful home in a sought-after location! The seller has requested that the property be on the market for 48 hours before reviewing any and all offers. Public Open House Tuesday March 31st from 5:30PM-7:00PM.