



2725 57B Avenue
Lloydminster, Alberta

MLS # A2299412



\$309,000

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|------------------|-------------------|---------------|-------------------|
| Division: | Steele Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,086 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Few Trees, Lawn | | |

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: NA

Welcome to a home that checks all the boxes: updated, move in ready, and set in a location families love. This 4-level split in the heart of Steel Heights offers the space and flexibility today’s buyers are looking for. Step inside and you’ll immediately notice the fresh updates throughout, including new flooring, windows, roof, and paint give the home a clean, modern feel without the work. The layout provides multiple living areas, making it ideal for growing families, entertaining, or simply having that extra space to spread out. Outside, you’ll find a large backyard perfect for summer evenings, kids, pets, or future plans. Tucked away on a quiet street, this home offers a sense of privacy while still being just 2 blocks from Bud Miller Park one of Lloydminster’s most loved spots for walking trails, playgrounds, and year-round activities. Whether you’re a first-time buyer or looking for a family-friendly home in a great neighbourhood, this one delivers. With quick possession available, you can be settled in and enjoying your new space sooner than you think.