

**2610 57A Avenue
Lloydminster, Alberta**

MLS # A2239049



\$334,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,285 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, See Remarks		

Inclusions: NA

This fresh and welcoming four-level split is ready for its new family! Located in one of Lloydminster's most desirable neighbourhoods, this spacious home offers great value and room to grow. The second level features a comfortable primary bedroom with 3-piece ensuite, plus two generous bedrooms and a 4-piece main bathroom with a relaxing jetted tub. On the main floor, you'll find a bright, open layout filled with natural light—perfect for everyday living and entertaining. The lower level includes a cozy family room, laundry area, another bedroom and full bathroom, along with direct access to the attached garage. The basement offers even more space with an additional bedroom, a den/flex space, and storage. This home has been freshly painted throughout, and the floors have been re-coated, giving it a clean, move-in-ready feel. Recent plumbing upgrades to PEX add long-term value and peace of mind. Located close to parks, walking paths, and multiple school options, this is a fantastic opportunity to build a bit of sweat equity by adding your personal touch in a neighbourhood that's experiencing exciting revitalization. Don't miss your chance to make this house your home!