

2308 57B Avenue
Lloydminster, Alberta

MLS # A2274576



\$399,900

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|------------------|---|---------------|-------------------|
| Division: | College Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,120 sq.ft. | Age: | 2001 (25 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 | | |

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|--------------------|---|-------------------|----|
| 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!