

2308 57B Avenue  
Lloydminster, Alberta

MLS # A2274576



## \$409,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	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!