

# \$459,900 - 2606 57 Avenue, Lloydminster

MLS® #A2209831

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.17 Acres

Steele Heights, Lloydminster, Alberta

This Home Should Go To The Top Of Your List of homes to view in this price range.... There is nothing that needs to be done here!! Immaculately kept and meticulously maintained. Bungalow style homes like this are hard to find, and at 1460 square feet with an oversized double attached garage, you will not have to sacrifice anything- everything on your wish list is taken care of here. Even the location is prime- close to schools and located within one of the quietest crescent locations. The updates and features form a long list: 75% new flooring on the main floor, covered deck overlooking an extremely private back yard, newer windows on the main floor, newer shingles in the last number of years, newer furnace and hot water tank, newer steel insulated overhead garage door, freshly painted, medical grade air filter on furnace, fully finished basement... Plus so much more!!

Built in 1984

## Essential Information

MLS® #	A2209831
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,460
Acres	0.17
Year Built	1984



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2606 57 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C8

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated, Parking Pad
# of Garages	2

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
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Days on Market 10

Zoning R1

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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