

2710 58 Avenue
Lloydminster, Alberta

MLS # A2218792

\$387,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,222 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Garage Refrigerator

Built in 1991, this 1220 sq. ft. home offers 5 bedrooms, 3 bathrooms, and a spacious living area—perfect for family living. Enjoy added privacy with no neighbours behind and a location that’s just minutes from Lakeland College and Bud Miller All Seasons Park. Plus, St. Josephs, Rendell Park and Bishop Lloyd Schools are within walking distance. Here is a list of value adding updates: New shingles 2024. Deck beams replaced in 2022. Generac back up power generator installed in 2022. Hot water On Demand unit installed in 2020 and integrated with the floor heat in the home and the garage. Kitchen cabinets refinished and new kitchen counter tops in 2018. Triple pane windows in 2017. Other features are hardwood floor in the living room, central air conditioning and a retractable screen door in the garage. There’s more but you need to see it.