

2610 57A Avenue  
Lloydminster, Alberta

MLS # A2197243

\$349,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,190 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: n/a

PRICE IMPROVEMENT!! This fresh home is just waiting for it's new family! This four level split features primary bedroom with 3 piece ensuite on the second floor. 2 more generous bedrooms and a four piece bathroom with jetted tub complete the 2nd level. The main floor offers an abundance of natural light and plenty of room for entertaining! The lower level offers another family room as well as laundry area, another bedroom and 4 piece bathroom and access to the garage. The basement has ANOTHER bedroom as well as den area and storage. This home has been freshly painted and floors re-coated. Add in new shingles 2 years ago and a new deck you can't wait to see this one!