

2107 58 A AvenueClose  
Lloydminster, Alberta

MLS # A2205121

\$624,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,640 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Central Vac RI, Natural Gas BBQ Hookup

Welcome to this beautifully designed raised bungalow in the sought-after College Park neighbourhood! Located in a quiet cul-de-sac, this home offers modern elegance, thoughtful upgrades, and spacious living areas—perfect for families or those who love to entertain. Step inside to a spacious entryway that leads to the open-concept main floor, featuring 10-foot ceilings that create an airy and inviting atmosphere. The custom kitchen is a chef’s dream, with custom cabinetry, under-cabinet lighting, a corner pantry, a stunning glass tile backsplash, and upgraded light fixtures. The adjoining dining and living areas offer plenty of space to gather with family and friends. The main level boasts three bedrooms, including a luxurious primary suite with an ensuite bathroom featuring a tiled shower/tub, double sinks, and stylish finishes. Head downstairs to the fully finished basement, where you’ll find 9-foot ceilings, a massive family room, two additional bedrooms, and a full bathroom—providing plenty of space for guests, a home office, or a growing family. Enjoy outdoor living on the covered deck, perfect for relaxing in any weather. The home also features air conditioning to keep you comfortable year-round. This exceptional raised bungalow offers a prime location, high-end finishes, and thoughtful design—don’t miss your chance to make it yours!