

2613 54 Avenue  
Lloydminster, Alberta

MLS # A2212365

\$344,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,082 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan		

Inclusions: N/A

Steps from Messum Lake and schools, this fully MODERNIZED bi-level offers the perfect blend of location, upgrades, and functionality. The main floor has been completely updated and features an open concept layout with vinyl plank flooring, a bright kitchen with island, and stylish lighting and finishes throughout. There are three bedrooms up, including a refreshed ensuite and full bathroom. The main floor radiates open concept with accented features to tie it all together. The basement has been renovated and includes two large bedrooms, a modern bathroom, tons of storage, and a spacious family room with a bar—plus the option to convert it into a mother in law suite with direct access to the oversized 24x25 attached garage for separate entry potential. The backyard is fully fenced and easily accessible. With all new windows, a newer furnace, central vac and a brand new hot water tank this home cultivates an abundance of possibilities!