

\$299,900 - 2905 54 Avenue, Lloydminster

MLS® #A2086256

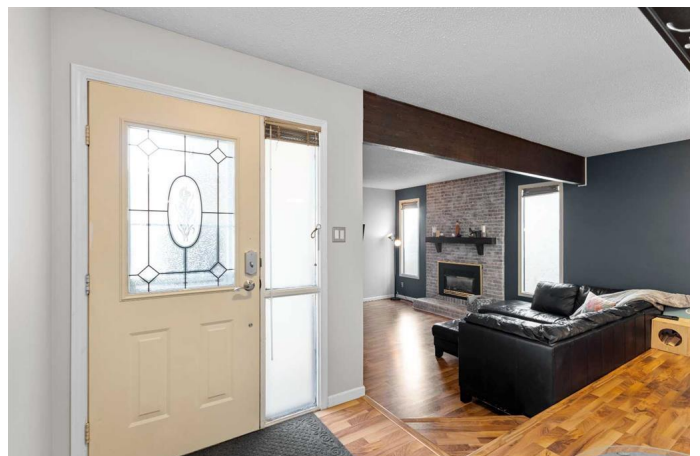
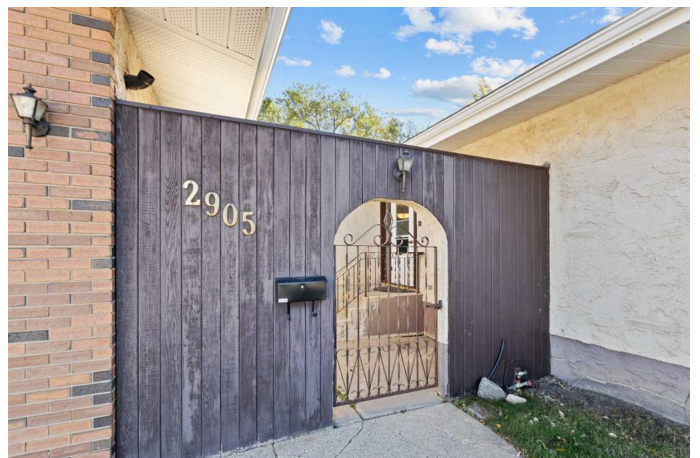
\$299,900

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.21 Acres

West Lloydminster City, Lloydminster, Alberta

Introducing a one-of-a-kind bungalow nestled on a mature lot in the sought-after Steel Heights neighborhood. Just a stone's throw away from the serene Messum Park with a scenic pond, walking trails, and a playground. With a variety of school options and amenities in close proximity, this location offers both convenience and natural beauty. A standout feature of this property is the impressive 37' 6" x 21' 6" detached building, which formerly housed an indoor pool. This versatile space opens up a world of possibilities, whether you envision a private gym, an art studio, the options are endless. The exterior of the home boasts exceptional curb appeal, featuring striking brickwork and a charming archway that invites you into the residence. Inside, discover three spacious bedrooms and three well-appointed bathrooms. The main floor welcomes you with a sunken living room, anchored by a stunning brick fireplace that exudes warmth and character. The mantle and wood ceiling beam add a touch of rustic charm, creating a cozy atmosphere for gatherings and relaxation. Venture downstairs to find even more living spaces, complete with a convenient wet bar for entertaining guests. Ample storage ensures that all your belongings have a place. Noteworthy features include an air conditioning system, ensuring comfort on hot summer days, along with brand-new shingles installed in 2022, providing peace of mind for years to come. Additionally, a new furnace was installed in 2020. In



summary, this distinctive bungalow offers a blend of unique amenities and timeless charm in a coveted location. Don't miss out on the opportunity to make this exceptional property your own.

Built in 1977

Essential Information

MLS® #	A2086256
Price	\$299,900
Sold Price	\$280,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.21
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2905 54 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1N4

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove,

	Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	May 2nd, 2024
Days on Market	208
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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