

\$515,500 - 2606 51 Avenue, Lloydminster

MLS® #A2148103

\$515,500

6 Bedroom, 4.00 Bathroom, 2,225 sqft
Residential on 0.19 Acres

Steele Heights, Lloydminster, Alberta

Striking in its prime location, this fully renovated 2-story residence boasts over 2000 square feet of luxurious living space. With 6 bedrooms and 4 baths, this home offers a perfect blend of modern comfort and classic charm. The open-concept kitchen seamlessly flows into the dining area and living room, providing an inviting space for gatherings. Step into the all-season sunroom that bathes in natural light, creating a serene retreat for relaxation. Convenience meets elegance with main floor laundry facilities and a bedroom accompanied by a convenient 2-piece bath. Ascend to the upper level where you'll find a huge master bedroom sanctuary featuring a lavish 4-piece ensuite complete with a soaker tub and extra-large standalone shower. Revel in the breathtaking views of your backyard oasis, bike path, and scenic Messum Lake from both inside your bedroom or by stepping outside onto your private balcony. Two additional generously sized bedrooms share another well-appointed 4-piece bath on this level. Descend to the basement offering two more bedrooms, a practical 3-piece bath, recreational room for entertainment or leisurely pursuits, ample storage options, as well as utility essentials. Step outside onto new decking areas on both ground level and upper levels while admiring fresh paint finishes throughout alongside updated flooring, trims, baseboards and paint enhancing almost every corner. New furnaces in both the house as well as the garage and a refurbished heater in



the sunroom ensures cozy winters while a new air conditioning unit makes hot summer days bearable. The addition of new kitchen appliances, and a new dryer, it takes the worry out of future additional unexpected expenses. Add to all of this updated window glass in most units and 10 year old (35 year architectural shingles)ensuring longevity. Welcome to your new home!

Built in 1992

Essential Information

MLS® #	A2148103
Price	\$515,500
Sold Price	\$514,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,225
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2606 51 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R7

Amenities

Parking Spaces	2
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener,

Garage Faces Front, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	October 5th, 2024
Days on Market	86
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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