

\$524,900 - 2718 58 Avenue, Lloydminster

MLS® #A2157931

\$524,900

6 Bedroom, 4.00 Bathroom, 2,301 sqft

Residential on 0.16 Acres

Steele Heights, Lloydminster, Alberta

Discover elegance and comfort in this stunning 2300 sq.ft. residence located in the Steele Heights neighborhood. This 6-bedroom, 4-bathroom home with a triple garage is situated on a quiet street. Enjoy proximity to Lakeland College, the indoor swimming pool, Bud Miller Park, the Kinsmen Participark, Rendell Park Elementary School, Bishop Lloyd Middle School & St. Josephs School. From the moment you arrive, the manicured yard with its well-kept shrubs and perennial plants sets the tone for what's to come. The entrance features towering ceilings and a sweeping staircase, making a stunning first impression. The main floor is designed for both formal and casual gatherings. Host forever memories in the formal dining room or unwind in the cozy family room that doubles as a play space for kids. The spacious kitchen boasts stainless steel appliances, a beautiful backsplash, a large pantry, and ample cupboard and counter space. Both the formal and casual dining areas, with their bay windows, offer lovely views of the beautifully landscaped backyard. A stylish 2-piece powder room, laundry area, office, and access to the triple-car insulated garage round out the main level. The second floor features a luxurious primary suite that includes the oversized bedroom, a walk-in closet and a stunning 5-piece ensuite bathroom with a soaker tub and separate shower. There are two more generously-sized bedrooms and a full 4-piece family bathroom also on this level. The fully developed



basement is perfect for family fun and relaxation, featuring a media-family room, three additional bedrooms, and a 3-piece bathroom. The fenced, fully landscaped backyard is a private retreat with mature trees and shrubs, large deck and no backyard neighbors. This home includes central air conditioning, underground sprinklers, central vacuum, updated lighting, and beautiful hardwood and tile floors. Recent value-adding improvements include vinyl siding, vinyl windows, shingles, a central air conditioning unit and upgraded tile in high-traffic areas on the main floor. This thoughtfully designed, spacious home is a must-see. Don't miss your chance to make it yours"call today to schedule a viewing!

Built in 1991

Essential Information

MLS® #	A2157931
Price	\$524,900
Sold Price	\$504,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,301
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2718 58 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster

Province	Alberta
Postal Code	T9V 2R8

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Chandelier, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 21st, 2024
Days on Market	35
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.