

# \$359,900 - 2305 58a Avenue, Lloydminster

MLS® #A2157993

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

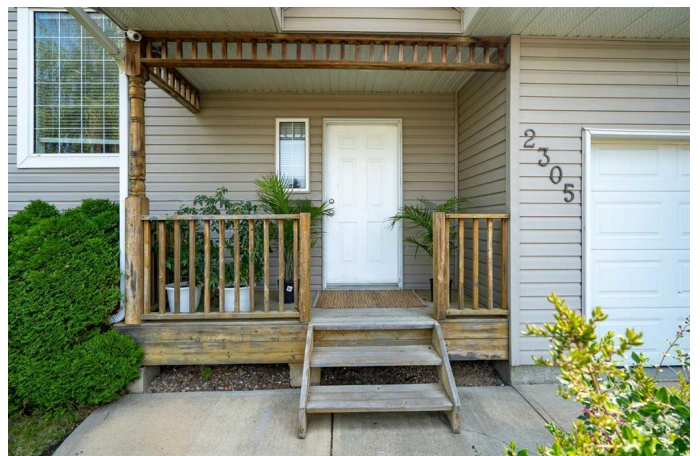
In a quiet locate in College Park sits this great family Bi-level. A large living room area lead you to a bright kitchen with island. It's finished with very classy countertops with stylish backsplash and complimented by stainless steel kitchen appliances which are all included. There's even newer flooring upstairs and downstairs! The home has new vinyl plank flooring throughout for easy cleaning. The main floor has 2 bedrooms & 4 piece bathroom. Downstairs is complete with a family room, 3 piece bathroom, utility room, another sizeable bedroom and extra room that could be use as an office or gym, there is plenty of space for everyone. Outside you will find a massive mature backyard featuring a covered deck, natural gas bbq hook up, and tons of storage under the deck. The double attached garage is a plus and this home has air conditioning(new 2023)! Some of the many updates that you will appreciate are: new furnace (2023), newer paint upstairs, newer baseboards, custom shower downstairs, exterior lights and under cabinet lights in the kitchen, and the shingles & water heater were replaced(2014). Book your showing today!

Built in 1999

## Essential Information

MLS® # A2157993

Price \$359,900



|                |             |
|----------------|-------------|
| Sold Price     | \$355,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,084       |
| Acres          | 0.16        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2305 58a Avenue |
| Subdivision | College Park    |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V 2Y6         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Parking Pad |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks                                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Water Heater, Refrigerator, Washer, Window Coverings |
| Heating           | Mid Efficiency, Floor Furnace, Forced Air, Natural Gas, See Remarks                                                                     |
| Cooling           | Central Air                                                                                                                             |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line                            |
| Lot Description   | Back Yard, Front Yard, Lawn, Landscaped |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Wood                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | August 15th, 2024   |
| Date Sold      | September 1st, 2024 |
| Days on Market | 17                  |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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