

\$544,369 - 2406 58a Avenuecourt, Lloydminster

MLS® #A2170541

\$544,369

4 Bedroom, 3.00 Bathroom, 1,579 sqft
Residential on 0.23 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully maintained 4-bedroom, 3-bathroom home that truly reflects pride of ownership. With its immaculate condition and stunning finishes, this residence is bathed in natural light and offers a comfortable main floor living experience. The main floor features a spacious primary bedroom with an en suite bathroom that includes a luxurious large glass shower. Conveniently located on this level, the laundry area adds to the ease of everyday life. The dining area is perfectly suited for family gatherings and flows seamlessly into the quiet living room, creating an inviting atmosphere. The large kitchen boasts new countertops, an abundance of cabinets, and a generous pantry, making it a chef's delight.

The fully finished basement offers additional living space with a cozy rec room, complete with a natural gas fireplace, ideal for relaxing evenings. Here, you'll find large bedrooms that provide plenty of comfort for family or guests. Step outside to enjoy the partially covered sunroom that enhances your outdoor living experience, leading to an easy maintenance yard adorned with raised flower beds and a charming fish pond.

This home is situated in a quiet cul-de-sac with friendly neighbors and is just steps away from Lakeland College, Bud Miller Park, and the Leisure Center Swimming Pool. You'll also appreciate the proximity to walking and biking



paths, schools, and parks. With an oversized double garage featuring a work area and ample parking space for your RV, boat, or trailer, this home truly has it all. Don't miss your chance to make this exceptional property your new home!

Built in 2002

Essential Information

MLS® #	A2170541
Price	\$544,369
Sold Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,579
Acres	0.23
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2406 58a Avenuecourt
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z6

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, No Neighbours Behind, Low Maintenance Landscape, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 30th, 2024
Days on Market	27
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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