

\$279,900 - 3303 53 Avenue, Lloydminster

MLS® #A2205274

\$279,900

4 Bedroom, 2.00 Bathroom, 1,058 sqft
Residential on 0.17 Acres

Steele Heights, Lloydminster, Alberta

Welcome to this beautifully maintained 1058 sq ft home, nestled in a peaceful and highly desirable neighborhood. This property offers the perfect blend of comfort, convenience, and potential, making it a fantastic choice for any family.

The main level features 3 spacious bedrooms, including one that has been thoughtfully converted into an office with access to the tranquil, fully fenced backyard. The large, quiet outdoor space is ideal for relaxing or entertaining, and it has been carefully maintained for your enjoyment.

Downstairs, you'll find a bedroom, a bathroom, and a family room, providing plenty of space for your needs. The side entrance and shared laundry area also open up the potential for creating a separate suite or private living space, giving you flexibility for future development.

The home is equipped with all-new vinyl windows, ensuring energy efficiency and comfort throughout the year. You'll appreciate the air conditioning, central vacuum system, and all appliances included, which make everyday living a breeze. For those looking for a potential upgrade, the gas stove can be easily switched out for an electric model to suit your preference.

In addition, this property includes a single



attached garage, a carport, and extra RV parking, offering ample space for all your vehicles and outdoor gear. A garage heater is also available, though not currently hooked up, providing the potential for added warmth and convenience during the colder months.

This home is a rare find, offering a well-rounded package for any buyer looking for comfort, space, and potential in a quiet, sought-after neighborhood. Don't miss your chance to make it yours!

Built in 1974

Essential Information

MLS® #	A2205274
Price	\$279,900
Sold Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3303 53 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1H1

Amenities

Parking Spaces	4
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Parking	RV Access/Parking, Single Garage Attached, Additional Parking, Attached Carport
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Interior

Interior Features	Central Vacuum, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Garden, Landscaped, Lawn
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Date Sold	April 5th, 2025
Days on Market	11
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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