

# **\$334,900 - 2610 57a Avenue, Lloydminster**

MLS® #A2239049

## **\$334,900**

5 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.16 Acres

Steele Heights, Lloydminster, Alberta

This fresh and welcoming four-level split is ready for its new family! Located in one of Lloydminster's most desirable neighbourhoods, this spacious home offers great value and room to grow.

The second level features a comfortable primary bedroom with 3-piece ensuite, plus two generous bedrooms and a 4-piece main bathroom with a relaxing jetted tub. On the main floor, you'll find a bright, open layout filled with natural light—perfect for everyday living and entertaining.

The lower level includes a cozy family room, laundry area, another bedroom and full bathroom, along with direct access to the attached garage. The basement offers even more space with an additional bedroom, a den/flex space, and storage.

This home has been freshly painted throughout, and the floors have been re-coated, giving it a clean, move-in-ready feel. Recent plumbing upgrades to PEX add long-term value and peace of mind. Located close to parks, walking paths, and multiple school options, this is a fantastic opportunity to build a bit of sweat equity by adding your personal touch in a neighbourhood that's experiencing exciting revitalization.

Don't miss your chance to make this house your home!



Built in 1990

### Essential Information

MLS® #	A2239049
Price	\$334,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,285
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	2610 57a Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2M4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, See Remarks
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Oven-Built-In
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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