

# \$414,900 - 2315 57b Avenue, Lloydminster

MLS® #A2213204

**\$414,900**

5 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Make your move! This "new to you"™, 2001 raised bungalow is situated in a very quiet area of the coveted College Park subdivision, it has a lovely street presence and is in close proximity to schools, green space and Bud Miller Park. Inside will not disappoint either! This custom-built family home has been lovingly lived in and cared for with pride. BRAND NEW SHINGLES! With newly refinished hardwood, easy maintenance vinyl plank and a bit of linoleum means there is no carpet found here. BONUS - this home also features CENTRAL A/C! The open concept vaulted main space is welcoming with a sizable entryway, spacious flow between the living, dining and kitchen with pot-lights, stainless appliance package and black tile backsplash, convenient island with great storage options and direct access to the spacious deck and east facing rear yard. Enjoy day-long sunshine and morning coffees here! For good rest, there are three bedrooms up and two down, each of the bedrooms are a respectful size. The primary bedroom located at the quiet rear hall of the home, features a private three-piece ensuite, large closet and corner windows. The basement family room is a supersized space presenting with layout opportunities for "together but still separate"™ areas making room for office/TV-theatre/playroom/workout equipment! whatever YOUR needs are! You are sure to appreciate the large windows in the basement as well, adding natural light and



easy egress. There is plumbing available for a future wet bar, a three-piece bath and dedicated laundry also on this level. The double attached garage is insulated and heated with a rear overhead door for easy backyard access. The yard site is nicely landscaped both front and back and features manicured garden beds with perennials, trees and shrubs. There are functional underground sprinklers in the front, the back yard is set up for sprinklers but requires parts should you choose to operate them. You will also find a HOT TUB for relaxing times outdoors - the tub has been winterized, and everything was functional when it was shut down, it is an included item "as is" should a Buyer wish to take advantage of it, be aware that the lid is broken. This is a unique and well cared for family home in a fantastic neighbourhood with plenty of extras "contact your Realtor® and request your private showing today! Welcome Home!

Built in 2001

### Essential Information

MLS® #	A2213204
Price	\$414,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,210
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2315 57b Avenue
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Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2W4

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 19th, 2025
Days on Market	13
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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