

\$289,777 - 2714 56 Avenue, Lloydminster

MLS® #A2219810

\$289,777

4 Bedroom, 2.00 Bathroom, 977 sqft
Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

Welcome to 2714 56 Avenue, a well-maintained home backing onto Kinsmen Park in the desirable Steele Heights neighbourhood—just steps from walking trails, greenspace, and schools. This 4-bedroom home offers a bright and spacious layout with vaulted ceilings, a cozy gas fireplace in the living room, and a modern white kitchen with ample cabinetry. The Seller is offering a \$5,000 Buyer Improvement allowance upon closing—a rare opportunity to customize the home to your personal preferences, whether adding a third bathroom, enhancing finishes, or completing value-building upgrades. This incentive enables the next owner to build instant equity and tailor the space to their lifestyle while enjoying a move-in-ready property. The upper level features two generous bedrooms and a full bathroom, with two additional bedrooms on the third level, providing excellent flexibility for family living, guests, or home office space. The park-facing yard offers privacy, beautiful views, and room to relax or entertain outdoors. With great curb appeal, a family-friendly location, and buyer flexibility already built into the offer, this home presents exceptional value and opportunity. Act now—homes in this location with park access and buyer's allowance rarely come to market! Don't miss out on exploring every detail through our immersive 3D virtual tour experience.

Built in 1984



Essential Information

MLS® #	A2219810
Price	\$289,777
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	977
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2714 56 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, None

Interior

Interior Features	Storage, High Ceilings, Laminate Counters
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas, Floor Furnace, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Mantle, Stone
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	170
Zoning	R1

Listing Details

Listing Office	CENTURY 21 DRIVE
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