

2324 58A Avenue
Lloydminster, Alberta

MLS # A2240414



\$469,900

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|--------------------|--|-------------------|----|
| Heating: | Floor Furnace, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Great curb appeal, huge lot with no backyard neighbours, and a prime College Park location make this 1,455 sq. ft. bungalow a standout choice for your family. Just a short walk to Bud Miller Park, Lakeland College, and a nearby neighborhood park, it offers both convenience and community. The main floor boasts vaulted ceilings, a cozy wood-burning fireplace, and large living room windows overlooking the spacious south-facing backyard. You'll also enjoy a walkthrough pantry, main floor laundry/mudroom, two bedrooms, and two bathrooms—including a generous ensuite with a corner jet tub. The fully developed basement is ideal for a growing family with four bedrooms, including a large room perfect for an office or home gym, and a fun gaming room enhanced with LED lighting and metallic wall panels. Additional perks include a heated "garage, RV parking, and central A/C. This well-rounded home is ready to welcome its next chapter!