# \$367,777 - 2705 52 Avenue, Lloydminster

MLS® #A2213606

#### \$367,777

4 Bedroom, 3.00 Bathroom, 1,066 sqft Residential on 0.18 Acres

Steele Heights, Lloydminster, Alberta

Situated just steps from Messum Lake and only two blocks from schools, this updated home is ready for you to move in and enjoy. Featuring a functional layout, the spacious kitchen offers ample counter and cabinet space â€" perfect for any family. The main floor features two large bedrooms, including a primary suite with a 3-piece ensuite. Downstairs, the bright basement benefits from large windows providing abundant natural light, two additional bedrooms, another full bathroom, and a bonus area. Plumbing is already roughed in if you envision adding a kitchenette or wet bar! Plus, enjoy the comfort of in-floor heating powered by a new boiler installed in 2022, alongside hot water on demand. Start your mornings basking in the sun on the deck, surrounded by mature trees that provide excellent privacy. The backyard is landscaped, tidy, and features a shed, and a major bonus, a relaxing hot tub. RV parking is also available for added convenience. The oversized 24' x 21' double garage is a standout feature, complete with workbenches and storage. This home truly has location, updates, space, and comfort! Check out the 3D virtual tour!







Built in 1985

#### **Essential Information**

MLS® # A2213606 Price \$367,777 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,066 Acres 0.18

Year Built 1985

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

### **Community Information**

Address 2705 52 Avenue

Subdivision Steele Heights

City Lloydminster

County Lloydminster

Province Alberta

Postal Code T9V 2L3

#### **Amenities**

Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Boiler, In Floor, Floor Furnace

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped,

Lawn

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Wood

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 55

Zoning R1

## **Listing Details**

Listing Office CENTURY 21 DRIVE

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