

# \$352,400 - 2613 54 Avenue, Lloydminster

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MLS® #A2212365

## \$352,400

5 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.15 Acres

Steele Heights, Lloydminster, Alberta

Steps from Messum Lake and schools, this fully MODERNIZED bi-level offers the perfect blend of location, upgrades, and functionality. The main floor has been completely updated and features an open concept layout with vinyl plank flooring, a bright kitchen with island, and stylish lighting and finishes throughout. There are three bedrooms up, including a refreshed ensuite and full bathroom. The mainfloor radiates open concept with accented features to tie it all together. The basement has been renovated and includes two large bedrooms, a modern bathroom, tons of storage, and a spacious family room with a bar—plus the option to convert it into a mother in law suite with direct access to the oversized 24x25 attached garage for separate entry potential. The backyard is fully fenced and easily accessible. With all new windows, a newer furnace, central vac and a brand new hot water tank this home cultivates an abundance of possibilities! Seller is offering a \$2500.00 cash back to buyer at closing for completion of basement finishes.

Built in 1985

## Essential Information

MLS® #	A2212365
Price	\$352,400
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,082
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2613 54 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C7

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	16
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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