

\$334,900 - 3308 55 Avenue, Lloydminster

MLS® #A2249865

\$334,900

4 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.21 Acres

Steele Heights, Lloydminster, Alberta

Step into home ownership on a quiet street , located in the neighbourhood of Steele Heights. This well maintained Bi level home features 4 bedrooms and two bathrooms. Situated on a generous lot, this property offers everything you need for comfortable family living and outdoor enjoyment. Step inside to discover a functional layout with large windows that fill the home with natural light. The upper level features a cozy living area, a spacious kitchen with ample cabinetry, and a dining area perfect for family meals or entertaining guests. This home includes multiple bedrooms and bathrooms across both levels, offering privacy and flexibility for growing families, home offices, or guest spaces. The double attached garage provides secure parking and extra storage, making day-to-day life a breeze. One of the true highlights of this property is the massive backyard—ideal for kids, pets, gardening, or simply relaxing in your own private oasis. With direct access to a nearby bike path, outdoor enthusiasts will love the convenience of being just steps away from scenic rides or walks. Additional features include central air conditioning, keeping the home cool and comfortable during the warmer months. Whether you're a first-time buyer, downsizing, or looking for a home with room to grow, this property is a must-see!

Built in 1976



Essential Information

MLS® #	A2249865
Price	\$334,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3308 55 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1K7

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Few Trees, Lawn, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	48
Zoning	r1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.