

# \$284,950 - 2917 56th Avenue, Lloydminster

MLS® #A2252292

**\$284,950**

4 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.11 Acres

Steele Heights, Lloydminster, Alberta

Recently renovated in modern, neutral tones, this 4-level split offers 907 sq. ft. of comfortable living space with a functional layout for the whole family. The main floor features a spacious kitchen and dining area with new appliances and direct access to the backyard deck, plus a bright front living room with a large window for plenty of natural light.

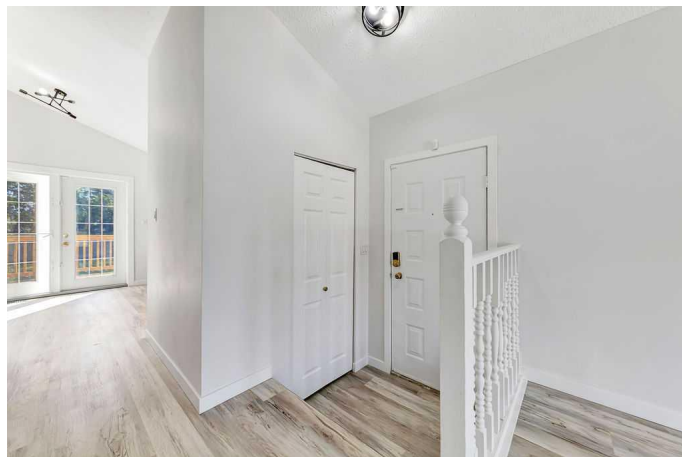
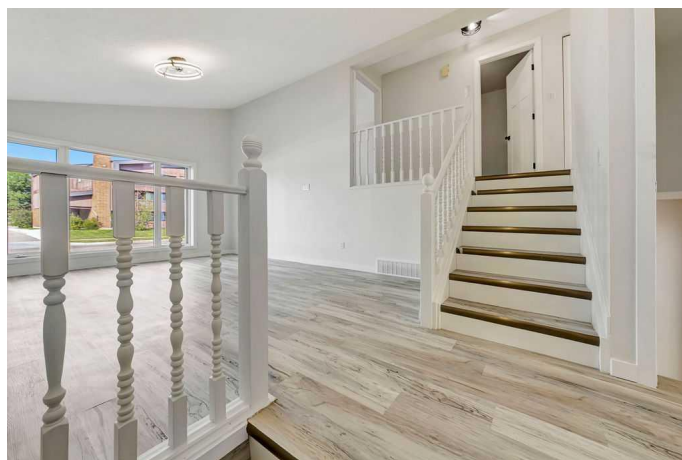
Upstairs you'll find two bedrooms and a full bathroom, while the third level offers two additional bedrooms, a family room, and a 3-piece bathroom. The fourth level includes the laundry area and utility room, providing extra storage and convenience.

Outside, enjoy a large fenced backyard with room to entertain, play, or garden. With stylish updates throughout, this move-in ready home combines modern finishes with a family-friendly layout.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252292  |
| Price          | \$284,950 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 907       |
| Acres          | 0.11      |



|            |               |
|------------|---------------|
| Year Built | 1981          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2917 56th Avenue |
| Subdivision | Steele Heights   |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V2B2           |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Driveway, Off Street, Asphalt |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | See Remarks                                                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Partial                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| Zoning         | R1                |

### Listing Details

Listing Office

MUSGRAVE AGENCIES

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