



GRASSROOTS
REALTY GROUP

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3104 58 Avenue
Lloydminster, Alberta

MLS # A2316713



\$379,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,405 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gazebo, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this spacious and beautifully maintained bi-level in the highly desirable Steele Heights neighbourhood! Backing onto a berm for added privacy and located just steps from Lloydminster's popular Bud Miller All Seasons Park, this home offers the perfect blend of space, comfort, and location. With over 1,400 square feet above grade, this family-friendly home features 5 bedrooms, including 3 on the main floor and 2 additional bedrooms downstairs. The bright and inviting main level showcases walnut-stained oak cabinetry, updated countertops, a stylish backsplash, formal dining space, and a generous living room designed for everyday living and entertaining. Updated vinyl plank flooring adds a modern touch throughout much of the main floor, while the renovated 4-piece bathroom completes the upper level. The spacious primary bedroom is a true retreat, featuring dual closets and direct access to a private deck overlooking the beautifully landscaped backyard, perfect for enjoying your morning coffee or unwinding at the end of the day. The fully developed basement offers a large family room, two spacious bedrooms, an updated 3-piece bathroom with a walk-in shower, and plenty of room for a growing family. Step outside and enjoy the beautifully landscaped, fully fenced yard featuring mature trees, apple and crab apple trees, perennial gardens, a greenhouse, gazebo, patio area, and RV parking. The triple concrete driveway and double attached garage provide exceptional parking and storage options. Additional highlights include newer stainless steel appliances, an updated furnace, a hot water tank and numerous maintenance upgrades that show pride of ownership throughout. If you've been searching for a move-in-ready family home in one of Lloydminster's most sought-after mature neighbourhoods, this property deserves a spot at the top of your list. All offers

will be presented to the seller on June 5, 2026, at 4:00 pm.