



**4910 58 Avenue  
Lloydminster, Alberta**

**MLS # A2317295**



**\$284,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neigh		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Primary Downstairs, See Remarks		

**Inclusions:** N/A

Welcome home! This very well-maintained bi-level is located on a quiet street in Lloydminster, Alberta. Walking distance to parks, the outdoor pool, shopping, and more, it's a perfect location for raising your young family or setting roots in a peaceful neighborhood. This 5-bed, 2-bath home has seen extensive renovations throughout and shows true pride of ownership. Upon entering the home, you are greeted by a semi-open-concept living room, dining area, and kitchen. The space is bright and airy thanks to the generously sized windows and neutral tones throughout. The kitchen offers ample storage space, complete with new stainless steel appliances, tile backsplash, floating shelves, and an island. Located off the dining area is a spacious back entry that offers access to the deck and yard. This space is complete with a beautiful wood-burning stove, a perfect way to add a cozy, warm atmosphere during the cold winter months. You will also find two bedrooms and a 4-piece bathroom on the main floor. Moving downstairs, there are three more bedrooms, a 4-piece bathroom, a laundry/storage room, and a family room. Currently, the family room is being used as a primary bedroom and utilizes the 4-piece bathroom as an ensuite. Outside, you will truly appreciate the privacy that the surrounding mature trees provide, as well as having no back neighbors while enjoying time spent outdoors. Other standout features include the spacious 16' x 26' garage and a long driveway that can accommodate 2&ndash;3 vehicles, trailers, or RVs. There is also access through the backyard gates for extra parking or storage options. Some recent updates include furnace service and cleaning (Dec 2026), new thermostat (May 2026), fridge and stove (Jan 2025), washer and dryer (April 2025), wood stove, screen door with doggie door, interior and exterior paint, and more. With so much

to offer, this move-in-ready home is a must-see. Book your showing today!