



GRASSROOTS
REALTY GROUP

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2308 58 Avenue
Lloydminster, Alberta

MLS # A2328579



\$429,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this well-maintained family home in the desirable community of College Park! Built in 2001, this spacious 1,190 sq. ft. bi-level offers five bedrooms, three full bathrooms, and an ideal layout for growing families. The main floor features three generous bedrooms, including a primary retreat complete with a walk-in closet and private 3-piece ensuite. A bright, functional kitchen offers an abundance of cabinetry, an eat-in dining area, and plenty of space for everyday living and entertaining. A full 4-piece bathroom completes the main level. Downstairs, you'll find a massive family/games room, two additional well-sized bedrooms, a 4-piece bathroom, and a dedicated laundry room, providing plenty of space for family, guests, or a home office. This home has seen several valuable updates, including newer shingles and the addition of central air conditioning for year-round comfort. The double attached heated garage features a convenient pass-through overhead door, adding flexibility for backyard access. Outside, enjoy the beautifully landscaped mature yard with established trees, a covered deck, a lower deck, and a hot tub that is included and can easily be relocated to the backyard to suit your outdoor vision. Ideally located close to schools, parks, and walking trails, this move-in-ready home offers the perfect combination of space, comfort, and convenience. Don't miss your opportunity to make this fantastic College Park property your next home!