



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2604 57 A Avenue
Lloydminster, Alberta

MLS # A2330277



\$364,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,224 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this well-maintained 1986 bi-level home offering 5 bedrooms and 2.5 bathrooms, perfectly situated in one of the area's most desirable, family-friendly neighbourhoods. With generous living space inside and out, this home is ideal for growing families or anyone looking for comfort, functionality, and room to entertain. Cozy up on cooler evenings beside the charming wood-burning stove, creating a warm and welcoming atmosphere for family gatherings or quiet nights at home. With five well-sized bedrooms and two-and-a-half bathrooms, there's plenty of space for everyone. The lower level offers additional living space that's perfect for a recreation room, home office, or guest accommodations. Step outside to enjoy the expansive backyard, offering endless possibilities for kids, pets, gardening, or summer entertaining. A standout feature is the heated double detached garage complete with a convenient drive-through door, providing easy access to the backyard—ideal for storing trailers, recreational vehicles, or creating the ultimate workshop space. Located in a sought-after neighbourhood close to schools, parks, and everyday amenities, this property combines space, practicality, and a fantastic location. Don't miss your opportunity to make this versatile family home your own!