



GRASSROOTS
REALTY GROUP

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2903 58 Ave
Lloydminster, Alberta

MLS # A2332213



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,735 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home		

Inclusions: none

?? Welcome Home! If you're looking for a home with great bones, a fantastic layout, and an incredible backyard, this one deserves a spot on your viewing list! Located in a desirable neighbourhood, this well-maintained property offers 3 spacious bedrooms with the potential to easily create a 4th bedroom in the fully developed basement, making it a great option for growing families or those needing extra space. The main floor features an inviting open-concept kitchen, dining, and living area, creating the perfect space for everyday living and entertaining. The primary bedroom includes its own 3-piece ensuite, while a 4-piece main bathroom serves the additional bedrooms. Downstairs, you'll also find a convenient 3-piece bathroom, adding flexibility for guests or family members. Step outside and you'll fall in love with the beautiful new deck overlooking a private, mature backyard—an ideal setting for summer BBQs, morning coffee, or simply relaxing after a long day. A double attached garage, functional floor plan, and excellent location close to amenities complete the package. If you've been searching for a solid home with plenty of potential to make it your own, this is an opportunity you won't want to miss. Book your private showing today and imagine the possibilities!