

\$225,000 - 4802 58 Avenue, Lloydminster

MLS® #A2200273

\$225,000

3 Bedroom, 1.00 Bathroom, 754 sqft
Residential on 0.13 Acres

West Lloydminster, Lloydminster, Alberta

First time home buyer? Here is a fantastic opportunity to enter the market! This three bedroom bilevel features a double detached garage while offering a mortgage payment likely lower than rent! With a newer furnace and hot water tank both replaced in 2016, and new shingles in 2019, you can ease in to home ownership knowing this home has great bones! The two up one down floor plan boasts an open concept main living area, kitchen with stainless steel appliances, and large rec room on the lower level. Still looking for more? Back alley access, no rear neighbours, and a fenced back yard complete the package! All that's left is to personalize it and make it your own!

Built in 1974

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200273 |
| Price | \$225,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 754 |
| Acres | 0.13 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |



Community Information

| | |
|-------------|-------------------|
| Address | 4802 58 Avenue |
| Subdivision | West Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 1C1 |

Amenities

| | |
|----------------|-------------------------------------------------|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Driveway, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | None |
| Lot Description | Back Yard, Front Yard, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 7 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.