

# \$439,900 - 2320 58a Avenue, Lloydminster

MLS® #A2213783

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 0.16 Acres

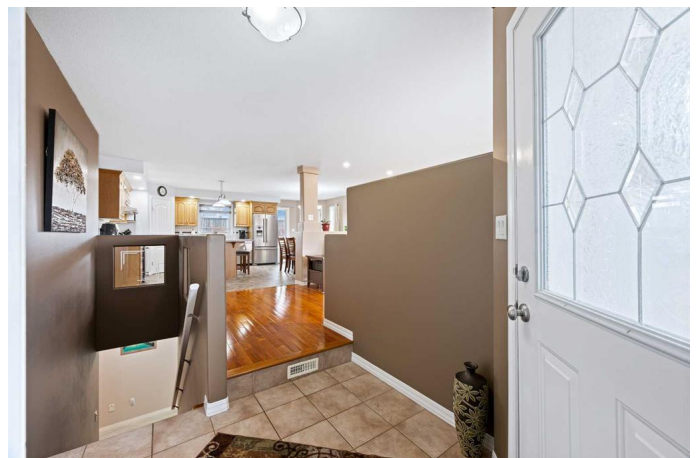
College Park, Lloydminster, Alberta

This home will check off all the boxes on your "wish list" for specific home features: the open concept floor plan makes living and entertaining in this home very easy, add to this the additional features of dual-ceramic floors, hardwood in living room, gas stove in kitchen, master bedroom ensuite with jetted tub, natural gas fireplace in basement, newer high efficient furnace in 2023, newer shingles and hot water tank, RV parking, no maintenance composite decking, oversized 24' x 26' attached garage, and professionally landscaped. Backyard shows beautifully with a tiered retaining wall and shrubs that add beauty and livability to your private backyard space. But that's not all! This home features large room sizes, a bungalow plan where you can walk in and enjoy the main floor easily, and is tucked inside on one of the quietest crescent locations in College Park. We know that the moment you view this home, it will call your name.

Built in 2002

## Essential Information

MLS® #	A2213783
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,289



Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2320 58a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z7

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	R1

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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