

\$367,777 - 2705 52 Avenue, Lloydminster

MLS® #A2213606

\$367,777

4 Bedroom, 3.00 Bathroom, 1,066 sqft

Residential on 0.18 Acres

Steele Heights, Lloydminster, Alberta

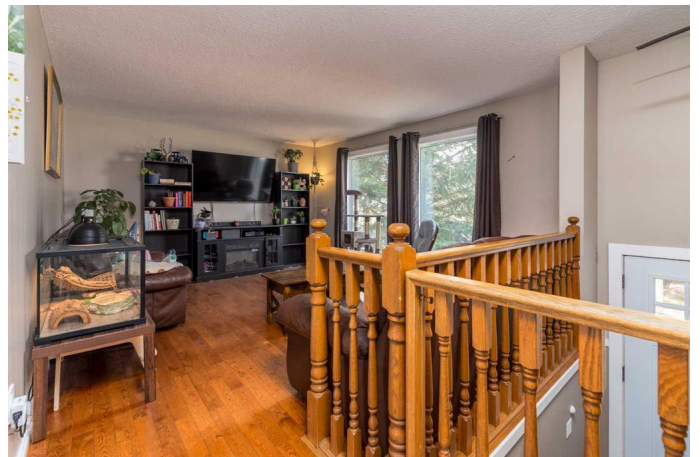
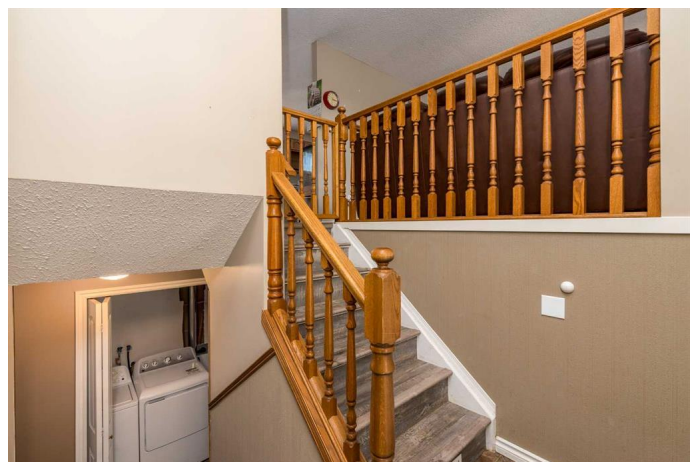
Situated just steps from Messum Lake and only two blocks from schools, this updated home is ready for you to move in and enjoy. Featuring a functional layout, the spacious kitchen offers ample counter and cabinet space – perfect for any family. The main floor features two large bedrooms, including a primary suite with a 3-piece ensuite. Downstairs, the bright basement benefits from large windows providing abundant natural light, two additional bedrooms, another full bathroom, and a bonus area. Plumbing is already roughed in if you envision adding a kitchenette or wet bar! Plus, enjoy the comfort of in-floor heating powered by a new boiler installed in 2022, alongside hot water on demand. Start your mornings basking in the sun on the deck, surrounded by mature trees that provide excellent privacy. The backyard is landscaped, tidy, and features a shed, and a major bonus, a relaxing hot tub. RV parking is also available for added convenience. The oversized 24' x 21' double garage is a standout feature, complete with workbenches and storage. This home truly has location, updates, space, and comfort! Check out the 3D virtual tour!

Built in 1985

Essential Information

MLS® # A2213606

Price \$367,777



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,066 |
| Acres | 0.18 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2705 52 Avenue |
| Subdivision | Steele Heights |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 2L3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Concrete Driveway, Double Garage Attached, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage |
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Boiler, In Floor, Floor Furnace |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Storage |
| Lot Description | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Few Trees, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 29 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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