

# \$299,777 - 2714 56 Avenue, Lloydminster

MLS® #A2219810

**\$299,777**

4 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.10 Acres

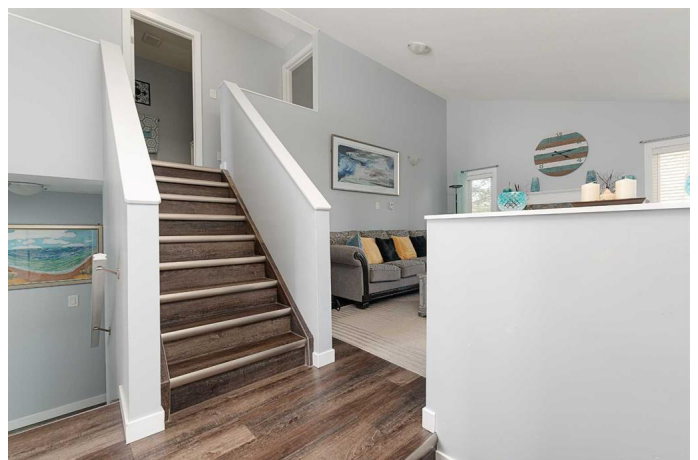
Steele Heights, Lloydminster, Alberta

This beautifully updated 4-level split is the perfect starter home, ideally located close to schools and backing directly onto the serene Kinsmen Park. With 4 spacious bedrooms and 2 full bathrooms, this home offers plenty of space for a growing family. Enjoy a bright and inviting kitchen with white cabinetry and all appliances included. The living room features a vaulted ceiling and a cozy natural gas fireplace, creating a warm and welcoming space. The many upgrades include stylish vinyl plank flooring throughout, newer windows, siding, cabinetry, backsplash, lighting, trim, and doors. Major mechanicals have also been updated with a newer furnace and hot water tank for peace of mind. Step outside to a large deck overlooking the park, perfect for relaxing or entertaining, plus a handy storage shed for your outdoor needs. Don't miss out on this one! Check out the 3D virtual tour!

Built in 1984

## Essential Information

MLS® #	A2219810
Price	\$299,777
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	977



Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	2714 56 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C1

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, None

### **Interior**

Interior Features	High Ceilings, Laminate Counters, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Mantle, Stone
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot, Backs on to Park/Green Space, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	53
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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