

\$352,400 - 2613 54 Avenue, Lloydminster

MLS® #A2212365

\$352,400

5 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.15 Acres

Steele Heights, Lloydminster, Alberta

Steps from Messum Lake and schools, this fully MODERNIZED bi-level offers the perfect blend of location, upgrades, and functionality. The main floor has been completely updated and features an open concept layout with vinyl plank flooring, a bright kitchen with island, and stylish lighting and finishes throughout. There are three bedrooms up, including a refreshed ensuite and full bathroom. The mainfloor radiates open concept with accented features to tie it all together. The basement has been renovated and includes two large bedrooms, a modern bathroom, tons of storage, and a spacious family room with a bar—plus the option to convert it into a mother in law suite with direct access to the oversized 24x24 attached garage for separate entry potential. The backyard is fully fenced and easily accessible. With all new windows, a newer furnace, central vac and a brand new hot water tank this home cultivates an abundance of possibilities! Seller is offering a \$2500.00 cash back to buyer at closing for completion of basement finishes.

Built in 1985

Essential Information

MLS® #	A2212365
Price	\$352,400
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,082
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2613 54 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 18th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
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