\$849,950 - 2313 58 Avenue, Lloydminster

MLS® #A2236394

\$849,950

5 Bedroom, 4.00 Bathroom, 2,094 sqft Residential on 0.16 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully updated 2,094 sq ft storey-and-a-half home, offering thoughtful design, quality upgrades, and a layout perfect for everyday living and entertaining. Located in a quiet neighbourhood and backing onto a park, this home offers the space and setting families are looking for.

The exterior has been extensively renovated with new siding, wood accents, a welcoming front porch, and Gemstone lighting that adds year-round charm. Step out back to enjoy the composite deck with a natural gas BBQ hookup, a great spot to relax and take in the park views.

Inside, the main floor features an open, airy layout filled with natural light. The kitchen is bright and functional, with an eat-in dining area that overlooks the backyard. The adjacent living room offers a cozy yet modern atmosphere, featuring a sleek gas fireplace with a custom feature wall, perfect for gathering with family and friends. This level also includes two spacious bedrooms, a full bathroom, a convenient 2-piece powder room, and a stylish blend of finishes throughout. Upstairs, you'II find a private primary retreat with its own gas fireplace, a walk-in closet with built-in storage, and a spa-inspired ensuite complete with a tiled walk-in shower. The fully finished basement adds even more living space, with in-floor heating, a large family room, two oversized bedrooms, a 3-piece bathroom, large laundry room with storage plus a dedicated storage room.







The heated, oversized triple-car garage offers over 1,000 sq ft of space, ideal for vehicles, hobbies, and additional storage.

Built in 2001

Essential Information

MLS® # A2236394 Price \$849,950

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,094
Acres 0.16
Year Built 2001

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 2313 58 Avenue

Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 2Y6

Amenities

Parking Spaces 6

Parking Triple Garage Attached

of Garages 4

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Stove(s), Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

Additional Information

Date Listed July 2nd, 2025

Days on Market 106 Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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