

\$309,900 - 2606 57b Avenue, Lloydminster

MLS® #A2240683

\$309,900

3 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.13 Acres

Steele Heights, Lloydminster, Alberta

This beautifully designed home is perfect for those with an active lifestyle. The main floor features an open-concept layout with warm hardwood floors throughout â€” ideal for entertaining and effortless to maintain. The spacious primary bedroom includes a massive walk-in closet that fashion lovers will appreciate, plus direct access to the deck â€” perfect for soaking up the sun.

The fully developed lower level offers a cozy family room with projector, two additional bedrooms, and a 3-piece bathroom â€” a great setup for guests, a home office, or even a mortgage-helping roommate.

Youâ€™ll love the oversized tandem double garage with direct access from inside the home. There's plenty of space for two vehicles, recreational gear, or a workshop setup with built-in shelving and a workbench for the hobbyist or handyman.

Additional upgrades include newer shingles and furnace, giving you peace of mind. Situated in a quiet, welcoming neighborhood just a short walk from Bud Miller Park, with quick access to major routes â€” this home checks all the boxes for convenience, comfort, and lifestyle.

Built in 1986

Essential Information



MLS® #	A2240683
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2606 57b Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2M7

Amenities

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

Interior

Interior Features	Built-in Features, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 16th, 2025
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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