

# \$439,900 - 2320 58a Avenue, Lloydminster

MLS® #A2213783

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 0.16 Acres

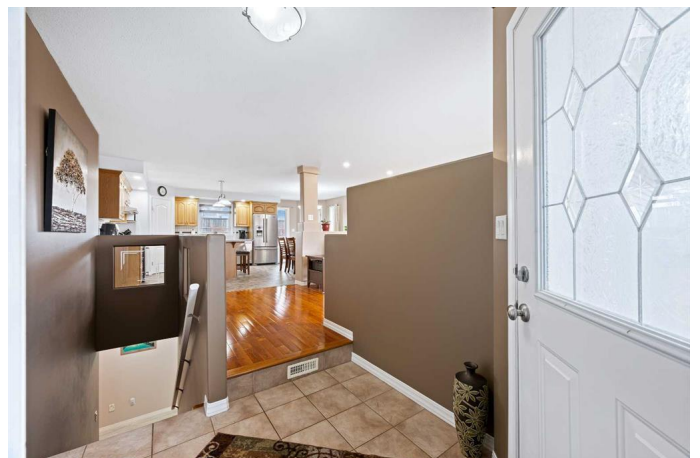
College Park, Lloydminster, Alberta

This home will check off all the boxes on your "wish list" for specific home features: the open concept floor plan makes living and entertaining in this home very easy, add to this the additional features of dual-ceramic floors, hardwood in living room, gas stove in kitchen, master bedroom ensuite with jetted tub, natural gas fireplace in basement, newer high efficient furnace in 2023, newer shingles and hot water tank, RV parking, no maintenance composite decking, oversized 24' x 26' attached garage, and professionally landscaped. Backyard shows beautifully with a tiered retaining wall and shrubs that add beauty and livability to your private backyard space. But that's not all! This home features large room sizes, a bungalow plan where you can walk in and enjoy the main floor easily, and is tucked inside on one of the quietest crescent locations in College Park. We know that the moment you view this home, it will call your name.

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213783  |
| Price          | \$439,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,289     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 2002        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2320 58a Avenue |
| Subdivision | College Park    |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V 2Z7         |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front, Garage Door Opener |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry                                |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Floor Furnace  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Front Yard, Lawn, No Neighbours Behind, Treed |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Wood   |

## **Additional Information**

Date Listed            April 22nd, 2025  
Days on Market        2  
Zoning                    R1

## **Listing Details**

Listing Office            MUSGRAVE AGENCIES

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