

# \$289,777 - 2714 56 Avenue, Lloydminster

MLS® #A2219810

**\$289,777**

4 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.10 Acres

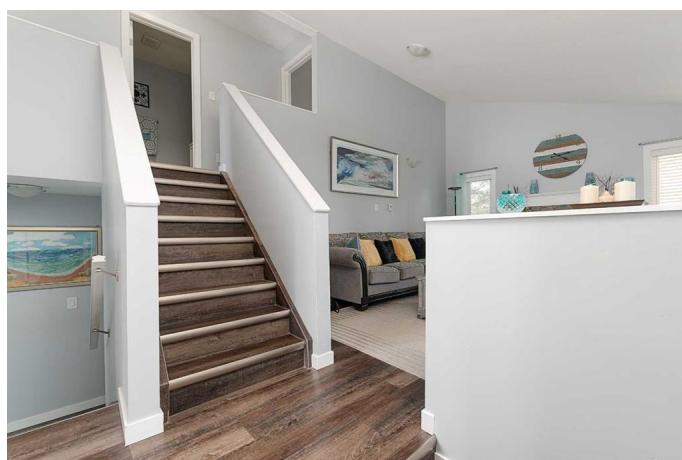
Steele Heights, Lloydminster, Alberta

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	\$289,777
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	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

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

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	87
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.