

# \$879,950 - 2313 58 Avenue, Lloydminster

MLS® #A2236394

**\$879,950**

5 Bedroom, 4.00 Bathroom, 2,094 sqft

Residential on 0.16 Acres

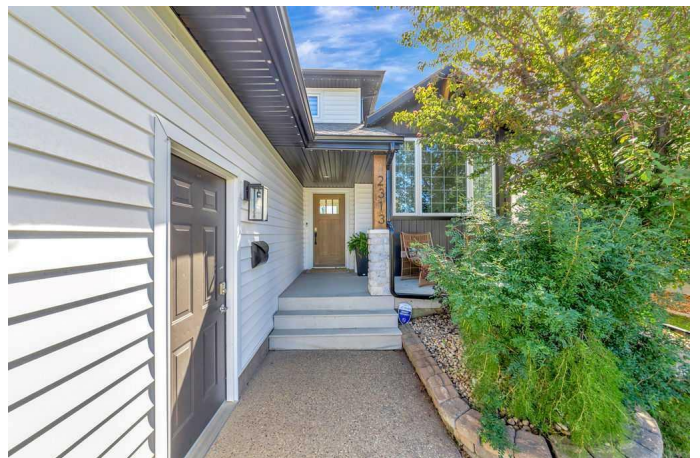
College Park, Lloydminster, Alberta

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, youâ€™ll 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	\$879,950
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	70
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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