

# \$344,900 - 2613 54 Avenue, Lloydminster

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MLS® #A2212365

**\$344,900**

5 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.15 Acres

Steele Heights, Lloydminster, Alberta

Steps from Messum Lake and schools, this fully MODERNIZED bi-level offers the perfect blend of location, upgrades, and functionality. The main floor has been completely updated and features an open concept layout with vinyl plank flooring, a bright kitchen with island, and stylish lighting and finishes throughout. There are three bedrooms up, including a refreshed ensuite and full bathroom. The mainfloor radiates open concept with accented features to tie it all together. The basement has been renovated and includes two large bedrooms, a modern bathroom, tons of storage, and a spacious family room with a bar—plus the option to convert it into a mother in law suite with direct access to the oversized 24x25 attached garage for separate entry potential. The backyard is fully fenced and easily accessible. With all new windows, a newer furnace, central vac and a brand new hot water tank this home cultivates an abundance of possibilities! Seller is offering a \$2500.00 cash back to buyer at closing for completion of basement finishes.

Built in 1985

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2212365  |
| Price     | \$344,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,082       |
| Acres          | 0.15        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2613 54 Avenue |
| Subdivision | Steele Heights |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2C7        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Concrete Driveway |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 19               |
| Zoning         | R1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|



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