

# **\$355,000 - 3204 58 Avenue, Lloydminster**

MLS® #A2240529

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,673 sqft  
Residential on 0.21 Acres

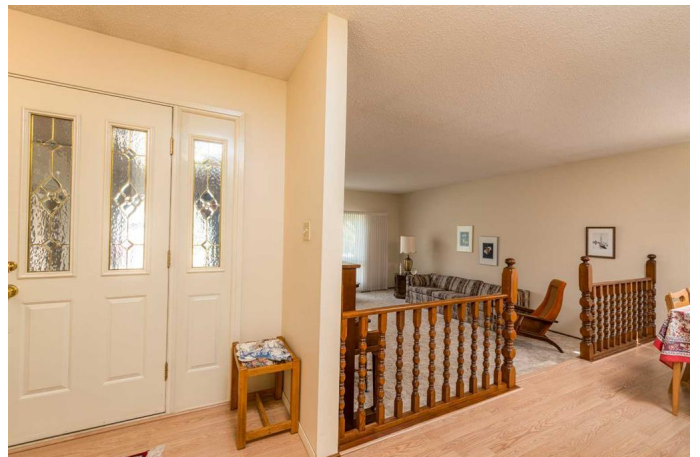
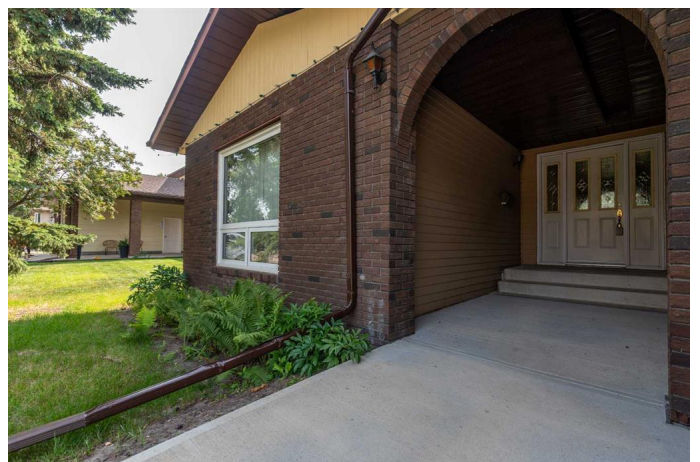
Steele Heights, Lloydminster, Alberta

Welcome to this charming and spacious 3-bedroom, 2-bathroom bungalow nestled in a peaceful Lloydminster (AB) location. Situated on a quiet street with no rear neighbours, this home offers the privacy and tranquility you've been looking for—perfect for families or those seeking a serene lifestyle close to all amenities.

Step inside to find a warm and inviting living space featuring a cozy wood-burning fireplace, ideal for those cold Alberta winters. The functional kitchen and dining area offer plenty of room for family meals and entertaining, while large windows fill the home with natural light throughout. The main floor includes 3 generous bedrooms and a full bathroom, perfect for a growing family, guests, or a home office setup. Enjoy the convenience of a double attached garage and the bonus of being within walking distance to schools and parks, making this an ideal location for families with young children.

The private backyard is a true highlight, backing onto open space with no neighbours behind, giving you plenty of room to relax, garden, or enjoy time with the kids and pets. Don't miss out on this rare find in one of Lloydminster's more desirable Alberta-side neighbourhoods! Don't miss out on exploring every detail through our immersive 3D virtual tour experience.

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240529    |
| Price          | \$355,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,673       |
| Acres          | 0.21        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3204 58 Avenue |
| Subdivision | Steele Heights |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 1X6        |

## Amenities

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

## Interior

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

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                               |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 2               |
| Zoning         | R1              |

### **Listing Details**

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

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