



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

2324 58A Avenue
Lloydminster, Alberta

MLS # A2240414



\$469,900

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Great curb appeal, huge lot with no backyard neighbours, and a prime College Park location make this 1,455 sq. ft. bungalow a standout choice for your family. Just a short walk to Bud Miller Park, Lakeland College, and a nearby neighborhood park, it offers both convenience and community. The main floor boasts vaulted ceilings, a cozy wood-burning fireplace, and large living room windows overlooking the spacious south-facing backyard. You’ll also enjoy a walkthrough pantry, main floor laundry/mudroom, two bedrooms, and two bathrooms—including a generous ensuite with a corner jet tub. The fully developed basement is ideal for a growing family with four bedrooms, including a large room perfect for an office or home gym, and a fun gaming room enhanced with LED lighting and metallic wall panels. Additional perks include a heated 24’x26’ garage, RV parking, and central A/C. This well-rounded home is ready to welcome its next chapter!