

2315 57B Avenue
Lloydminster, Alberta

MLS # A2213204



\$414,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: Hot tub (winterized/lid broken) Storage Shed

Make your move! This 'new to you', 2001 raised bungalow is situated in a very quiet area of the coveted College Park subdivision, it has a lovely street presence and is in close proximity to schools, green space and Bud Miller Park. Inside will not disappoint either! This custom-built family home has been lovingly lived in and cared for with pride. BRAND NEW SHINGLES! With newly refinished hardwood, easy maintenance vinyl plank and a bit of linoleum means there is no carpet found here. BONUS - this home also features CENTRAL A/C! The open concept vaulted main space is welcoming with a sizable entryway, spacious flow between the living, dining and kitchen with pot-lights, stainless appliance package and black tile backsplash, convenient island with great storage options and direct access to the spacious deck and east facing rear yard. Enjoy day-long sunshine and morning coffees here! For good rest, there are three bedrooms up and two down, each of the bedrooms are a respectful size. The primary bedroom located at the quiet rear hall of the home, features a private three-piece ensuite, large closet and corner windows. The basement family room is a supersized space presenting with layout opportunities for 'together but still separate' areas making room for office/TV-theatre/playroom/workout equipment...whatever YOUR needs are! You are sure to appreciate the large windows in the basement as well, adding natural light and easy egress. There is plumbing available for a future wet bar, a three-piece bath and dedicated laundry also on this level. The double attached garage is insulated and heated with a rear overhead door for easy backyard access. The yard site is nicely landscaped both front and back and features manicured garden beds with perennials, trees and shrubs. There are

functional underground sprinklers in the front, the back yard is set up for sprinklers but requires parts should you choose to operate them. You will also find a HOT TUB for relaxing times outdoors - the tub has been winterized, and everything was functional when it was shut down, it is an included item 'as is'; should a Buyer wish to take advantage of it, be aware that the lid is broken. This is a unique and well cared for family home in a fantastic neighbourhood with plenty of extras - contact your Realtor® and request your private showing today! Welcome Home!