

# \$469,900 - 2324 58a Avenue, Lloydminster

MLS® #A2240414

**\$469,900**

6 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.22 Acres

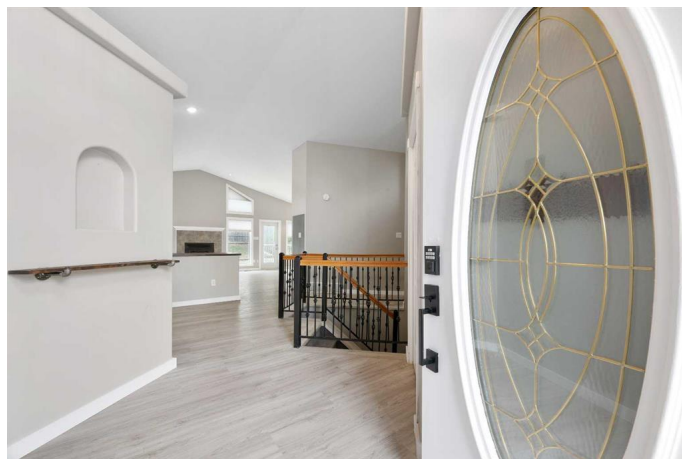
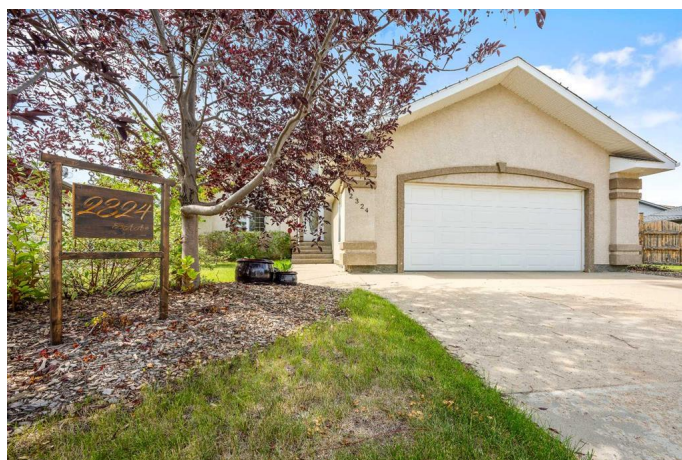
College Park, Lloydminster, Alberta

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. Youâ€™ll also enjoy a walkthrough pantry, main floor laundry/mudroom, two bedrooms, and two bathroomsâ€”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 24â€™x26â€™ garage, RV parking, and central A/C. This well-rounded home is ready to welcome its next chapter!

Built in 2001

## Essential Information

MLS® #	A2240414
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,455



Acres	0.22
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2324 58a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z7

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Irregular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                August 9th, 2025  
Days on Market            2  
Zoning                      R1

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

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