

# \$879,950 - 2313 58 Avenue, Lloydminster

MLS® #A2236394

**\$879,950**

5 Bedroom, 4.00 Bathroom, 2,094 sqft

Residential on 0.16 Acres

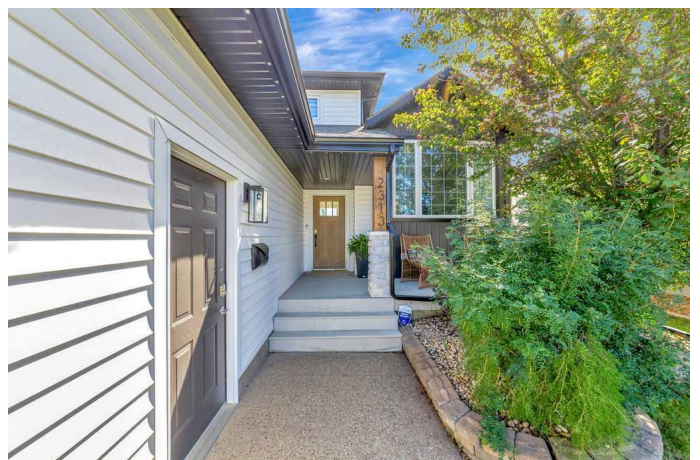
College Park, Lloydminster, Alberta

Welcome to this beautifully updated 2,094 sq ft storey-and-a-half home, offering thoughtful design, quality upgrades, and a layout perfect for everyday living and entertaining. Located in a quiet neighbourhood and backing onto a park, this home offers the space and setting families are looking for.

The exterior has been extensively renovated with new siding, wood accents, a welcoming front porch, and Gemstone lighting that adds year-round charm. Step out back to enjoy the composite deck with a natural gas BBQ hookup, a great spot to relax and take in the park views.

Inside, the main floor features an open, airy layout filled with natural light. The kitchen is bright and functional, with an eat-in dining area that overlooks the backyard. The adjacent living room offers a cozy yet modern atmosphere, featuring a sleek gas fireplace with a custom feature wall, perfect for gathering with family and friends. This level also includes two spacious bedrooms, a full bathroom, a convenient 2-piece powder room, and a stylish blend of finishes throughout.

Upstairs, you'll find a private primary retreat with its own gas fireplace, a walk-in closet with built-in storage, and a spa-inspired ensuite complete with a tiled walk-in shower. The fully finished basement adds even more living space, with in-floor heating, a large family room, two oversized bedrooms, a 3-piece bathroom, large laundry room with storage plus a dedicated storage room.



The heated, oversized triple-car garage offers over 1,000 sq ft of space, ideal for vehicles, hobbies, and additional storage.

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236394          |
| Price          | \$879,950         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,094             |
| Acres          | 0.16              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2313 58 Avenue |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2Y6        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 4                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                                                                             |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Wood                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 37             |
| Zoning         | R1             |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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