

# \$309,900 - 2606 57b Avenue, Lloydminster

MLS® #A2240683

**\$309,900**

3 Bedroom, 2.00 Bathroom, 961 sqft  
Residential on 0.13 Acres

Steele Heights, Lloydminster, Alberta

This beautifully designed home is perfect for those with an active lifestyle. The main floor features an open-concept layout with warm hardwood floors throughout â€” ideal for entertaining and effortless to maintain. The spacious primary bedroom includes a massive walk-in closet that fashion lovers will appreciate, plus direct access to the deck â€” perfect for soaking up the sun.

The fully developed lower level offers a cozy family room with projector, two additional bedrooms, and a 3-piece bathroom â€” a great setup for guests, a home office, or even a mortgage-helping roommate.

Youâ€™ll love the oversized tandem double garage with direct access from inside the home. There's plenty of space for two vehicles, recreational gear, or a workshop setup with built-in shelving and a workbench for the hobbyist or handyman.

Additional upgrades include newer shingles and furnace, giving you peace of mind. Situated in a quiet, welcoming neighborhood just a short walk from Bud Miller Park, with quick access to major routes â€” this home checks all the boxes for convenience, comfort, and lifestyle.

Built in 1986

## Essential Information



MLS® #	A2240683
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2606 57b Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2M7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Built-in Features, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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