

# \$624,900 - 2107 58 A Avenue close, Lloydminster

MLS® #A2205121

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,640 sqft  
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully designed raised bungalow in the sought-after College Park neighbourhood! Located in a quiet cul-de-sac, this home offers modern elegance, thoughtful upgrades, and spacious living areas—perfect for families or those who love to entertain. Step inside to a spacious entryway that leads to the open-concept main floor, featuring 10-foot ceilings that create an airy and inviting atmosphere. The custom kitchen is a chef’s dream, with custom cabinetry, under-cabinet lighting, a corner pantry, a stunning glass tile backsplash, and upgraded light fixtures. The adjoining dining and living areas offer plenty of space to gather with family and friends. The main level boasts three bedrooms, including a luxurious primary suite with an ensuite bathroom featuring a tiled shower/tub, double sinks, and stylish finishes. Head downstairs to the fully finished basement, where you’ll find 9-foot ceilings, a massive family room, two additional bedrooms, and a full bathroom—providing plenty of space for guests, a home office, or a growing family. Enjoy outdoor living on the covered deck, perfect for relaxing in any weather. The home also features air conditioning to keep you comfortable year-round. This exceptional raised bungalow offers a prime location, high-end finishes, and thoughtful design—don’t miss your chance to make it yours!

Built in 2013



## Essential Information

MLS® #	A2205121
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,640
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2107 58 A Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3V4

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Open Floorplan, Pantry, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
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Lot Description	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	32
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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