\$289,777 - 2714 56 Avenue, Lloydminster

MLS® #A2219810

\$289,777

4 Bedroom, 2.00 Bathroom, 977 sqft Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

Welcome to 2714 56 Avenue, a well-maintained home backing onto Kinsmen Park in the desirable Steele Heights neighbourhoodâ€"just steps from walking trails, greenspace, and schools. This 4-bedroom home offers a bright and spacious layout with vaulted ceilings, a cozy gas fireplace in the living room, and a modern white kitchen with ample cabinetry. The Seller is offering a \$5,000 Buyer Improvement allowance upon closingâ€"a rare opportunity to customize the home to your personal preferences, whether adding a third bathroom, enhancing finishes, or completing value-building upgrades. This incentive enables the next owner to build instant equity and tailor the space to their lifestyle while enjoying a move-in-ready property. The upper level features two generous bedrooms and a full bathroom, with two additional bedrooms on the third level, providing excellent flexibility for family living, guests, or home office space. The park-facing yard offers privacy, beautiful views, and room to relax or entertain outdoors. With great curb appeal, a family-friendly location, and buyer flexibility already built into the offer, this home presents exceptional value and opportunity. Act nowâ€"homes in this location with park access and buyer's allowance rarely come to market! Don't miss out on exploring every detail through our immersive 3D virtual tour experience.







Essential Information

MLS® # A2219810 Price \$289,777

Bedrooms 4

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 977
Acres 0.10
Year Built 1984

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

Community Information

Address 2714 56 Avenue
Subdivision Steele Heights
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 2C1

Amenities

Parking Spaces 2

Parking None, Concrete Driveway

Interior

Interior Features High Ceilings, Laminate Counters, Storage

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas, Floor Furnace, Fireplace(s)

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Family Room, Mantle, Stone

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Back Yard, City Lot, Few Trees, Front

Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025

Days on Market 167

Zoning R1

Listing Details

Listing Office CENTURY 21 DRIVE

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