

\$304,900 - 3313 53 Avenue, Lloydminster

MLS® #A2259812

\$304,900

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.20 Acres

Steele Heights, Lloydminster, Alberta

Escape to serenity in this well cared for home nestled in a quiet crescent location. This property offers the perfect retreat from the hustle and bustle of city life. This home features a sunken living room, kitchen and dining area overlooking the oversized backyard, three good size bedrooms and a 4 pc bath and a 2pc bath off master bedroom. The basement is totally finished. Workshop 16x16 as well as a firepit, patio, deck and completely fenced backyard.

Built in 1974

Essential Information

MLS® #	A2259812
Price	\$304,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.20
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address 3313 53 Avenue



Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1H1

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	45
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.