

# \$269,950 - 26 Alberta Crescent, Lloydminster

MLS® #A2228607

**\$269,950**

2 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.26 Acres

West Lloydminster, Lloydminster, Alberta

Opportunity knocks in one of Lloydminster's most established neighborhoods! This 4-level split, built in 1971, is full of potential and ready for someone to bring it back to life. The home is all original, offering a solid layout with room to upgrade and make it your own.

On the upper level, you'll find two bedrooms and a 4-piece bath, while the third level features a spacious family room and games area, complete with a 2-piece bathroom, perfect for entertaining or relaxing. The fourth level includes laundry, utility, and a generous storage area. The main floor offers a classic setup with a front living room, dining space, and kitchen overlooking the large backyard.

Out back, enjoy mature trees, alley access with extra parking, and a double detached garage. Located within walking distance to the outdoor pool, local ice cream stand, and Archie Miller Arena, plus an outdoor skating rink in the winter, this home is in a prime location for all-season fun. If you've been waiting for a project in a great neighborhood, this one's worth a look!

Built in 1971

## Essential Information

MLS® # A2228607

Price \$269,950



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	996
Acres	0.26
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	26 Alberta Crescent
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V0L7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Oven-Built-In, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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