

\$519,900 - 1808 52 Avenue, Lloydminster

MLS® #A2049527

\$519,900

5 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.23 Acres

West Lloydminster City, Lloydminster, Alberta

A spacious 2 story layout and an epic backyard backing onto the lake! This perfect family home In College Park has all the space your family needs and there are several amenities conveniently located just a short walk away! With just shy of 2,000 square feet above grade you will appreciate the spacious 2nd level. It features a large bonus room, 3 bedrooms including the primary bedroom with views of the lake and 2 bathrooms including a 4 piece ensuite. The open concept main floor features a cozy gas fireplace, large kitchen and a dining room that looks out at the beautiful yard! The basement includes 2 more bedrooms, 4-piece bathroom and perfect hangout space for watching the big game! Then to the backyard! you're going to love summer when you have space like this to entertain! Patio space to lounge, a pool to splash around, a hot tub to relax, deck with gazebo to enjoy the sunset, in-ground trampoline, and a fire pit area to enjoy those summer nights! Additional features include: heated garage with sump, central A/C, shed/playhouse, shingles replaced in 2019.



Built in 2005

Essential Information

MLS® # A2049527

Price \$519,900

Sold Price \$507,500

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,972
Acres	0.23
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1808 52 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3K9

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Gazebo, Lake, Front Yard, Lawn, Landscaped,

	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 18th, 2023
Date Sold	May 9th, 2024
Days on Market	356
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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