

\$444,900 - 1318 52c Avenue, Lloydminster

MLS® #A2091242

\$444,900

5 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.17 Acres

West Lloydminster City, Lloydminster, Alberta

Step into comfort in this 1245 sq ft bi-level, tucked away in College Park, that has easy access to the multiplex, bike paths, parks and walking distance to College Park school. This home has a well laid out main floor plan that is aesthetically pleasing with vaulted ceilings drawing the eye upward to create visual interest. The kitchen has direct access to the back patio allowing for indoor/outdoor entertaining, a corner pantry, under and above cabinet lighting, plenty of counter prep space, plant ledges along one side and a raised eating bar allowing for extra seating. The adjacent dining area gives the option to have formal dinners and has a seamless transition to the main living area. For maximum privacy and ease of having your little ones away from the main living area are 2 bedrooms and a 4 piece main bathroom. At the end of the hall is the primary bedroom which has a walk in closet and 4 piece ensuite. The fully finished basement has an additional 2 bedrooms, bathroom, games/toy area and large family room. The fully finished laundry/storage area completes the lower level. We didn't forget about dad, the triple attached heated garage has more than enough room for all the toys, and if he needs more space there is a shed out back with power if he wants his own private man cave! Give us a call today and let us show you your next home!!

Built in 2011



Essential Information

MLS® #	A2091242
Price	\$444,900
Sold Price	\$430,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,245
Acres	0.17
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1318 52c Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z1

Amenities

Parking Spaces	6
Parking	Driveway, Triple Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 1st, 2023
Date Sold	January 21st, 2024
Days on Market	80
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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