

\$295,000 - 3206 52 Avenue, Lloydminster

MLS® #A2098687

\$295,000

5 Bedroom, 2.00 Bathroom, 1,360 sqft
Residential on 0.17 Acres

West Lloydminster City, Lloydminster, Alberta

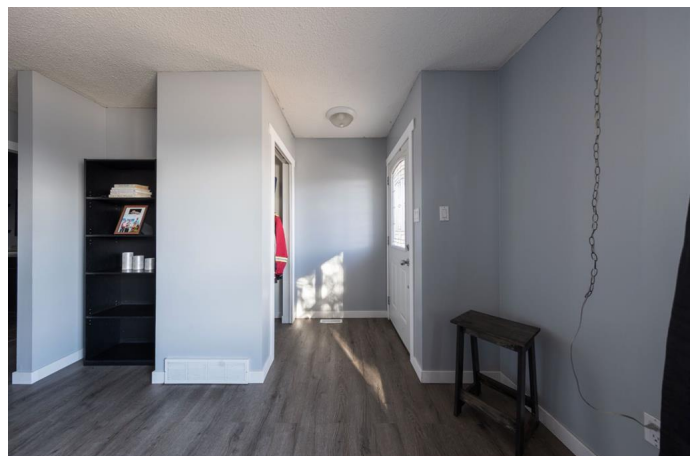
"Step into this beautifully updated 5-bedroom family home, where every detail has been carefully attended to. The recent renovations include new shingles, windows, flooring, paint, and a modernized bathroom, ensuring a fresh and contemporary feel throughout. This spacious home features 3 bedrooms upstairs and 2 additional bedrooms downstairs, catering to both comfort and convenience.

The lower level of the house boasts a kitchenette space, presenting a unique opportunity to easily convert this area into a basement suite, ideal for rental income or extended family living. The property also includes a large 30X30 garage, fully insulated and heated, perfect for those chilly mornings or as a workspace for your hobbies.

Outside, you'll find a private backyard oasis complete with an outdoor dog run, a storage shed, and ample space for relaxation and entertainment. The cherry on top is its prime location, situated directly across the street from a park, playground, and community rink, making it an ideal spot for families and outdoor enthusiasts alike.

Don't miss the chance to make this house your home and enjoy the perfect blend of comfort, convenience, and community."

Built in 1974



Essential Information

MLS® #	A2098687
Price	\$295,000
Sold Price	\$285,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,360
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3206 52 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1B6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Laminate Counters, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 25th, 2023
Date Sold	April 1st, 2024
Days on Market	98
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

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.