

\$363,500 - 2314 52b Avenue, Lloydminster

MLS® #A2104333

\$363,500

5 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.16 Acres

NONE, Lloydminster, Alberta

Moving on up! This family is making their move, and this means that an opportunity presents for new owners to enjoy all of the many features of this fantastic College Park home! This well laid out floorplan is found in a coveted location at the bulb of a quiet street, the Sellers relay that they have absolutely fantastic neighbors and are sad to leave the neighborhood but excited for their next steps. A possession date after April 1, 2024, will be required to accommodate the Sellers move. Upon arrival you will note the supersized garage/workshop, and when viewing it from the inside it will not disappoint either – clean, heated and massive in size at 30x24 there is room for your future projects, vehicles and storage. The yard is fully fenced, private, nicely landscaped with underground sprinklers and a large storage shed. As you enter the home you are greeted by a sizable front entry way with octagonal “peek-a-boo” window in the vault providing for great natural light from the east and with plenty of room for everyone to drop their coats and boots and feel welcome. Speaking of feeling welcome, have you ever seen an 11-foot custom kitchen island before?! It is the first thing that you will note when viewing this home and it is a stunning and functional feature. This home just speaks loudly to you - “have people here”!! - The chefs’ kitchen provides tons of workspace, bar seating, gas cooktop, included stainless appliances and plenty of storage. The (4) wooden stools (found in the



utility room) could be included in a sale, the island stools currently in use are not to be included in any offers. The dining space has room for a large table and includes convenient built-in corner cabinetry and direct access to the rear deck for easy BBQs. The adjoining east facing living space also has a large window for more of that natural light adding a morning glow to the openness of this space and its vaulted ceilings. This is a super clean home, updated throughout with fresh paint, durable and unique cork, hardwood and tile flooring up and the basement carpeting is plush, high-quality and professionally installed only two years ago. You will appreciate room for everyone with five generously sized bedrooms, the master complete with walk in closet and ensuite with a spa-like custom tile shower. Enjoy the added convenience of main floor laundry, central vac and air-conditioning, this home just keeps checking off all the boxes! The basement family room is expansive offering plenty of options for setting up a space that best reflects your needs, it features a dual-sided gas fireplace, great storage options and that cushy new carpet. The College Park neighborhood will welcome you with a great school, easy access to walking trails and green space, Bud Miller Park the Multi-Plex and conveniences. Schedule your viewing today and see for yourself the extras and care of ownership that this property has to offer you. Welcome home!

Built in 1992

Essential Information

MLS® #	A2104333
Price	\$363,500
Sold Price	\$355,500
Bedrooms	5
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2314 52b Avenue
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Many

	Trees, Street Lighting, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 29th, 2024
Date Sold	March 15th, 2024
Days on Market	46
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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