

\$737,777 - 1604 52b Avenue close, Lloydminster

MLS® #A2108754

\$737,777

5 Bedroom, 4.00 Bathroom, 2,619 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

This executive home has all the bells and whistles on your wish list! This former Show Home is located in a very family-friendly cul-de-sac within walking distance to a playground, the Multiplex and College Park School. Offering over 2,600 square feet with high end finishings, this floor plan is perfect. Open concept main floor with a show stopping stone fireplace, large kitchen with granite counter tops, upgraded appliance package with gas range, double ovens, pantry and ample cabinetry and prep space. The main floor also features a convenient office, guest powder room and access to the large 29x24 triple finished garage with heat. Upstairs you'll find 3 well appointed bedrooms with the primary bedroom featuring a large walk-in closet and an upgraded ensuite with double sinks, soaker tub and a huge tiled shower with all the upgrades. You'll also find an additional full bathroom and a conveniently located laundry room with a sink, cabinetry and lots of natural light. We can't forget about the theatre room on this level where I'm sure most evenings will be spent with the included projector and screen...movie nights just got elevated! Or enjoy a movie marathon during the day with automated black out blinds. The basement is completed finished with 2 additional large bedrooms, full bathroom and big family room. The professionally landscaped yard is private and offers underground sprinklers, gas BBQ hook up, shed and gazebo. This home is equipped with



Control 4 automation and speakers throughout so you can control your lights, window coverings and surround sound through an app! Central air conditioning and central vac are also included with this home package! This home will WOW you!

Built in 2008

Essential Information

MLS® #	A2108754
Price	\$737,777
Sold Price	\$721,777
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,619
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1604 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J1

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open
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	Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 20th, 2024
Date Sold	July 15th, 2024
Days on Market	146
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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