

\$445,900 - 2607 53 Avenue, Lloydminster

MLS® #A2112601

\$445,900

5 Bedroom, 3.00 Bathroom, 1,896 sqft

Residential on 0.17 Acres

West Lloydminster City, Lloydminster, Alberta

Green space on 2 sides and backing onto Messum Lake with endless walking trails out your back door...makes this location second to none. This large executive home has seen some significant updates: Fresh paint, new interior doors, hardware and handles. Updated trim, toilets, sinks, kitchen counter tops, bathroom vanities, flooring and light fixtures. Triple attached garage is heated with new overhead doors and sump. There is no shortage of space here with nearly 2,000 square feet, which means plenty of space for the kiddos to hangout, lots of room for out-of-town guests and a home for your family to grow into. The main level is where you'll find a living room and of course the kitchen. The kitchen has all new appliances, large corner pantry and enough space for you to bake up a storm! Down a couple short steps is the cozy family room with gas fireplace and access to a large solarium with privacy glass and hot tub. On this level you'll also find a bedroom, powder room and laundry room. Down another flight of stairs is a playroom and additional bedroom and one more staircase leads to the utility room that offers a huge amount of storage space or develop it into a home gym space! The top floor hosts a full bathroom and 3 bedrooms with the primary suite offers a walk-in closet and ensuite bathroom. With all the walking trails, your doggies are sure to love this location too! What are you waiting for? Call up your favorite agent and book your private viewing!



Built in 1985

Essential Information

MLS® #	A2112601
Price	\$445,900
Sold Price	\$420,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,896
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	2607 53 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J3

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped
Roof	Cedar Shake
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 8th, 2024
Days on Market	33
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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