

\$409,900 - 2204 52 Avenue, Lloydminster

MLS® #A2119199

\$409,900

4 Bedroom, 3.00 Bathroom, 1,645 sqft

Residential on 0.15 Acres

West Lloydminster City, Lloydminster, Alberta

For additional information, please click on the Brochure button below. Located in College Park, perfect home! Features vaulted ceilings, tile/hardwood flooring, two kitchen sinks (one with garbaratur), stainless steel appliances, upgraded light fixtures. Jacuzzi tub and separate shower in master bathroom with large walk-in closet in master bedroom. Corner fireplace in basement with feature wall/bar area. Fully finished laundry room. Oversized heated garage, RV parking area out front. Large shed in the spacious backyard as well as a composite deck which also has storage beneath it. Upgraded heating system that includes Benjamin Wood fired warm air furnace that can be used in conjunction with the existing (standard) natural gas forced air furnace. Beautifully maintained home!



Built in 2003

Essential Information

MLS® #	A2119199
Price	\$409,900
Sold Price	\$390,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,645
Acres	0.15
Year Built	2003

Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	2204 52 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3H2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV

Interior

Interior Features	Bar, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In C
Appliances	Convection Oven, Dishwasher, Fan, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natu
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 1st, 2024
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Date Sold	April 17th, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
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