

\$529,900 - 1312 52c Avenue, Lloydminster

MLS® #A2124516

\$529,900

5 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.18 Acres

West Lloydminster City, Lloydminster, Alberta

Nestled in the sought-after community of College Park, this home presents an unparalleled opportunity to embrace a lifestyle of comfort and convenience. With nearby amenities, parks, and schools, every need is within reach. Enjoy the ease of one-level living in this charming bungalow, offering both accessibility and style. The main living area welcomes you with an open concept layout, promoting seamless flow and a sense of spaciousness. With three bedrooms on the main level, including a master suite, comfort and convenience are prioritized. The kitchen has ample space with a large eat up island, and a corner pantry. Embrace the upgrades offered in this kitchen such as a gas range and ample cabinet and counter space. The basement impresses with tall ceilings and a fully finished layout, featuring two additional bedrooms, a full bathroom, and generous storage options. Whether for guests or recreation, this space offers endless possibilities. This home boasts a Triple Attached Heated Garage with a tandem bay which offers the convenience of being fully equipped with a sump drain and taps. Step into your own private retreat with a backyard that exudes serenity. Embrace in the meticulously landscaped grounds, perfectly complemented by a covered porch, ensuring year-round enjoyment. Additional storage is a breeze with the inclusion of a detached garage, providing ample space for all your outdoor essentials. Seize the chance to call



1312 52 C Avenue home and elevate your living.

Built in 2011

Essential Information

MLS® #	A2124516
Price	\$529,900
Sold Price	\$528,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.18
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1312 52c Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L4

Amenities

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

Interior

Interior Features	Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 6th, 2024
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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