

\$669,900 - 1914 52b Ave Close, Lloydminster

MLS® #A2127510

\$669,900

5 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.20 Acres

West Lloydminster City, Lloydminster, Alberta

Introducing an executive bungalow in College Park! Nestled in a prime location on a huge lot.

Upon entering the spacious foyer, warmth, and sunshine surround you. You are invited into an attractive living room with gas fireplace, & an open kitchen with plenty of cabinetry. On the main floor, you'll find the luxurious master bedroom complete with a 4-piece ensuite featuring a steam shower and walk-in closet. The main floor features one more bedroom, a sunny den and another full bathroom.

Downstairs leads you to a bar and enormous family room, perfect for those movie nights. Three roomy bedrooms, a 4-piece bath & large storage, and laundry room complete the lower level. Equipped with A/C, underground sprinklers, infloor heat in basement, tile in the entrance, 2 upstairs bathrooms & garage, HRV system, natural gas bbq hook up, central vac, reverse osmosis water to the fridge and all appliances included - convenience is at your fingertips.

Additional features of this exceptional property include a three-car garage with metal clad walls, cold water taps and heated floor. The garage also features a rear overhead door leading to massive shed on a concrete pad. Situated in a desirable neighborhood, this executive bungalow offers proximity to schools, parks, walking paths and other amenities. Don't miss the opportunity to make this executive bungalow your own.



Built in 2009

Essential Information

MLS® #	A2127510
Price	\$669,900
Sold Price	\$660,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,568
Acres	0.20
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1914 52b Ave Close
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H1

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Central Vacuum, See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 16th, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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