

\$389,900 - 3, 2310 53 Avenue, Lloydminster

MLS® #A2132333

\$389,900

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

Welcome to this meticulously updated 4 bedroom, 3 bathroom bungalow in the sought after 45+ community of Evergreen Place, College Park. With 1060 square feet of beautifully designed living space, this home combines modern comfort with convenient amenities. Step inside to find an inviting, warm ambiance accentuated by extensive updates. The main floor features all new flooring, contemporary lighting and ceiling fans. The kitchen boasts brand new appliances, ensuring a stylish and functional space for culinary creations. The large master bedroom, accompanied by a second bedroom, offers ample space and comfort. The convenience of main floor laundry adds to the practicality of this home. The fully finished basement includes two additional bedrooms, a den and a spacious family room, perfect for entertaining or relaxing. One of the standout features is the triple car garage. The bays measure 30x13 and 20x11, equipped with new high efficiency garage doors, heater and cabinets - ideal for car enthusiasts or those needing extra storage. The home also includes new triple-pane windows, ensuring energy efficiency and comfort year round. Security and convenience are paramount with a concealed gun safe cleverly hidden behind the TV. This beautiful home is more than a home, it's a lifestyle. Experience the best of 45+ living in a community that offers both serenity and convenience. This gem won't last long-schedule your viewing today and prepare



to be impressed!

Built in 1994

Essential Information

MLS® #	A2132333
Price	\$389,900
Sold Price	\$388,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3, 2310 53 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S4

Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry, Skylight(s)
Appliances	Central Air Conditioner, Garage Control(s), 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	None
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 27th, 2024
Days on Market	12
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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