

\$629,900 - 1603 53a Avenue close, Lloydminster

MLS® #A2132562

\$629,900

6 Bedroom, 3.00 Bathroom, 1,754 sqft

Residential on 0.16 Acres

West Lloydminster City, Lloydminster, Alberta

Welcome to 1603 53 A Ave Close in College Park. Some of our favourite features of this 1754 sq ft modified bi-level include beautiful quart countertops, an oversized island with plenty of workspace and eating bar, two sliding dishwasher drawers in the island, and a gas stove with sleek stainless steel hood fan that will inspire the home chefs. With the large adjacent dining room you will have lot's of space for family celebrations and entertaining. Anchored around a stone fireplace with custom shelving the great room lends to the seamless flow of open concept living. Rounding out the main floor are two nicely sized bedrooms and main bathroom. The primary bedroom and ensuite are above the garage for absolute tranquility and privacy. With a corner air tub in the ensuite, separate shower with small bench and walk in closet, this a true primary retreat! The lower level doesn't disappoint, 9ft ceilings give the lower level an open and airy feel! Looking for extra space or a quiet room away from the rest of the house for your home office, pick from three large bedrooms while still having extra room for guests or teenagers that want their space! A separate laundry room with hook ups to add a laundry sink, bathroom and ample sized family room finish off the lower level. A triple car heated garage leaves dad with all the space he needs!!

Built in 2009



Essential Information

MLS® #	A2132562
Price	\$629,900
Sold Price	\$610,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,754
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1603 53a Avenue
Subdivision	close
City	West Lloydminster City
County	Lloydminster
Province	Lloydminster
Postal Code	Alberta
	T9V 2J2

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas, See Remarks
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, Few Trees, Front Yard, Lawn, Landscaped, Underground Sprinklers, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	May 15th, 2024
Date Sold	June 9th, 2024
Days on Market	25
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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