

\$429,900 - 1604 53a Avenue close, Lloydminster

MLS® #A2137655

\$429,900

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.14 Acres

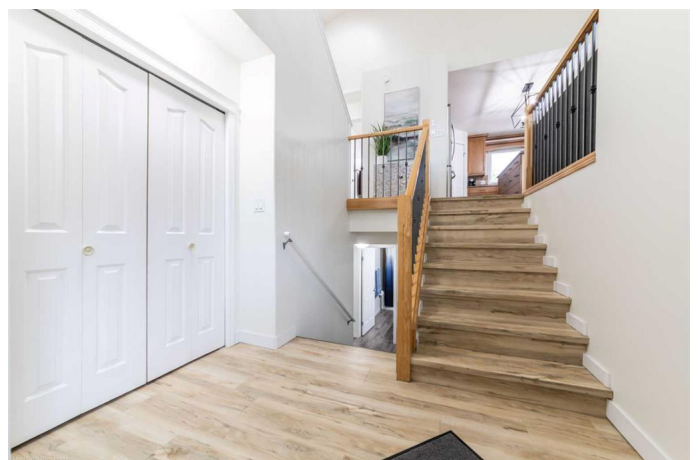
College Park, Lloydminster, Alberta

Discover your dream home at 1604 53A Avenue Close, Lloydminster, AB, where comfort meets style in this immaculate 3+1 bedroom residence in the desirable College Park neighbourhood. With the potential to expand to 5 bedrooms, this home offers ample space for all your needs. Enjoy modern living with updated flooring and contemporary colour tones throughout. The chef's kitchen is highlighted, featuring stainless steel appliances, a large island, and a pantry. Adjacent to the kitchen, the dining area grants access to the upper deck, making it ideal for entertaining with a ready-to-use natural gas BBQ line. The primary bedroom is a retreat with a 3-piece ensuite and generous walk-in closet. Outdoors, the landscaped yard boasts a two-tier deck perfect for gatherings and a storage shed. Additional perks include a heated double garage with direct basement access and central air conditioning for year-round comfort. 3D Virtual Tour Available!

Built in 2008

Essential Information

MLS® #	A2137655
Price	\$429,900
Sold Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,356
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1604 53a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV Access/Parking

Interior

Interior Features	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 5th, 2024
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Date Sold	June 18th, 2024
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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