

\$559,900 - 1607 52b Avenue close, Lloydminster

MLS® #A2146421

\$559,900

3 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.17 Acres

College Park, Lloydminster, Alberta

Welcome to this stunning walkout bungalow located in the highly desirable College Park. This custom-built home is nestled in a cul-de-sac boasting incredible curb appeal and a large, covered deck that offers views of the lake. With a park and paved walking paths right outside the back fence, you'll enjoy how convenient it is to walk this beautiful neighbourhood. The 1,400 square foot main floor features a spacious foyer with heated floors, a main floor laundry room, 2-piece bathroom and a bedroom/den. The kitchen is equipped with upgraded walnut cabinets and quartz countertops, seamlessly flowing into the dining and living rooms, all with park views. The primary bedroom has direct access to the covered deck and includes a luxurious 5-piece ensuite with a steam shower and stand-alone tub. The bright and airy basement includes a den, a bedroom, a large storage/mechanical room, and a spacious family room that gives you access to a covered patio. Additional features include heated floors throughout the basement, garage, and sidewalk leading from the driveway to the front door, a drive-thru garage with 10'™ tall doors, underground sprinklers, central A/C, a 200 amp panel, an R.O. system, and wiring for a backup generator. Don't miss the chance to own this extraordinary home!

Built in 2008

Essential Information



MLS® #	A2146421
Price	\$559,900
Sold Price	\$542,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1607 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J1

Amenities

Parking Spaces	7
Parking	Concrete Driveway, Drive Through, Garage Door Opener, Heated Garage, Insulated, See Remarks, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Quartz Counters, See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Floor Furnace, Forced Air, Hot Water, Natural Gas, See Remarks
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	July 3rd, 2024
Date Sold	August 15th, 2024
Days on Market	43
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.