

\$470,000 - 2311 52b Avenue, Lloydminster

MLS® #A2155878

\$470,000

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

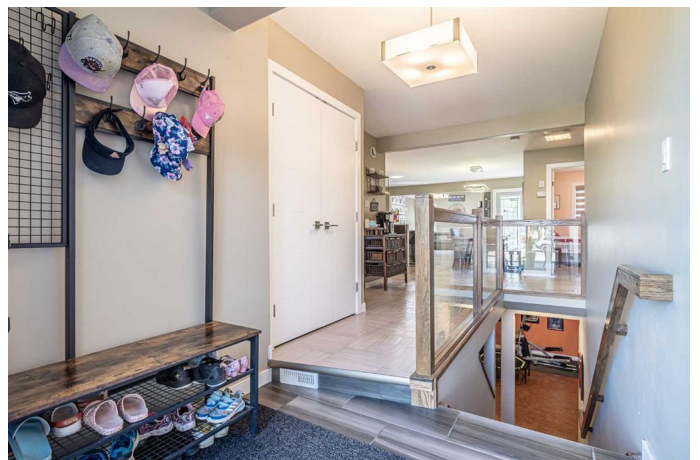
Beautifully updated bungalow in College Park! This 1,520 square foot home has had extensive updates inside and out over the last 10 years including: Hardie Board siding, windows (except back 2), exterior doors, shingles (2021), extended deck (2019), garage doors, new shed, updated all bathrooms, lights, kitchen renovation including quartz counter tops, interior doors, flooring throughout, window coverings, central A/C, furnace, fan tech system, and on demand water heater. This beautiful open concept layout includes 3 bedrooms and 2 bathrooms on the main including a gorgeous 5-piece ensuite with double vanity, stand alone tub and tile shower. The modern kitchen styling features a beautiful island with quartz waterfall countertops as well as plenty of storage and counter-top space. The spacious living room features vaulted ceilings and a skylight. Downstairs you will discover a huge family room with plenty of room to gather for movies plus additional space for a rec area! A large bedroom and another beautiful 4-piece bathroom complete the basement. Be sure to check this one out!

Built in 1987

Essential Information

MLS® # A2155878

Price \$470,000



Sold Price	\$470,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.16
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2311 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Parking Pad

Interior

Interior Features	Central Vacuum, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn, Landscaped, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Other, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2024
Date Sold August 22nd, 2024
Days on Market 15
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.