

\$414,900 - 2306 52 Avenue, Lloydminster

MLS® #A2159508

\$414,900

5 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.17 Acres

College Park, Lloydminster, Alberta

Fantastic College Park location on a quiet street, this bungalow is sure to check all the boxes on your home search! Features such as: Central air conditioning, underground sprinklers, reverse osmosis, central vac, no-carpet home, 3 bedrooms on the main floor, In-floor heat in garage and basement, new singles, new hot water on demand system and double RV parking (fits a pontoon boat and an RV!!). Family functional floorpan with vaulted ceilings and a nice bright kitchen/dining area with a big island and ample storage in the corner pantry and abundance of drawers. Direct access from the dining room to the beautifully landscaped back yard with oversized garden shed, fire pit area and raised garden boxes. The basement is fully finished with 2 additional bedrooms, bar area, big family room and a huge storage/laundry area. Double attached (23x20) garage finishes off this great home package!

Built in 2003

Essential Information

MLS® #	A2159508
Price	\$414,900
Sold Price	\$400,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,226



Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2306 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking, RV Gated

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Refrigerator, Window Coverings, Central Air Conditioner, Dishwasher, Garage Control(s), Instant Hot Water, Microwave Hood Fan, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	August 21st, 2024
Date Sold	December 5th, 2024

Days on Market	106
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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