

\$324,999 - 1803 52 Avenue, Lloydminster

MLS® #A2169053

\$324,999

4 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.14 Acres

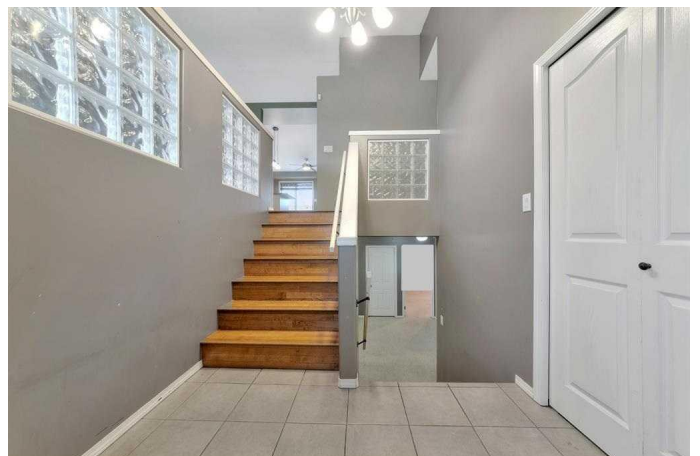
College Park, Lloydminster, Alberta

Welcome to this 4-bed 3-bath family home located in the College Park Neighborhood across the street from the College Park Pond and within walking distance of a playground, restaurants, coffee shops and the multiplex. Vaulted ceilings feature in the main living areas of the home. The living room has a large bay window and the kitchen includes a great island space as well as back yard access. There are two bedrooms on the main level including the large primary bedroom which offers a 3-piece ensuite and walk-in closet. Laundry is also on the main floor. Downstairs is a fully finished basement. On this level you will find 2 well sized bedrooms, a 3rd bathroom and a large family room. The 1200 sq ft. bi-level was built in 2004 and also boasts a double attached garage and a private fenced yard with deck and patio space. Call to view!

Built in 2004

Essential Information

MLS® #	A2169053
Price	\$324,999
Sold Price	\$316,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,205
Acres	0.14



Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1803 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3K9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 24th, 2024
Days on Market	27
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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