

\$409,900 - 2105 52 Avenue, Lloydminster

MLS® #A2170918

\$409,900

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.04 Acres

College Park, Lloydminster, Alberta

Welcome to this meticulously maintained and beautiful Modified Bi-level home located in the desirable neighbourhood of College Park. With 1470 square feet above ground, this residence offers spacious living with exceptional finishes and thoughtful design throughout. As you step into the home, you are greeted by a grand front entrance leading into an inviting open concept floor plan. The kitchen is a chef's dream, featuring maple cabinets, a convenient corner pantry, and a large island perfect for meal prep or casual dining with lots of room for extra seating. The kitchen boasts all-new granite countertops, combining both functionality and style for an elegant look. The main floor living room is a cozy retreat with a gas fireplace, perfect for relaxing evenings. Large windows flood the room with natural light while providing picturesque views of the meticulously landscaped backyard. The master bedroom is a true sanctuary, boasting vaulted ceilings, a spacious walk in closet, and a five-piece ensuite that includes a soaking/jacuzzi tub, double vanity and a separate shower for ultimate relaxation. The fully finished basement provides additional living space with a versatile gaming area or workout room that can be easily converted into a fifth bedroom if desired. This lower level also features a second gas fireplace, creating a warm and inviting atmosphere for the family area. The exterior of the home is just as impressive, with a meticulously landscaped yard filled with mature trees for privacy. Relax



or entertain on the large private deck or evenings in the hot tub, making the backyard the perfect outdoor retreat. Additional features include a heated double attached garage, ideal for winter months, and a large RV parking pad, offering extra convenience for those with recreational vehicles. This College Park home is truly a gem, combining modern design, thoughtful details and practical amenities. Don't miss your chance to make this beautiful property your own!!

Built in 2003

Essential Information

MLS® #	A2170918
Price	\$409,900
Sold Price	\$407,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	2105 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3H2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

Heated Garage, Off Street, RV Access/Parking

Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 16th, 2024
Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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