

\$399,900 - 1816 52 Avenue, Lloydminster

MLS® #A2173342

\$399,900

5 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.13 Acres

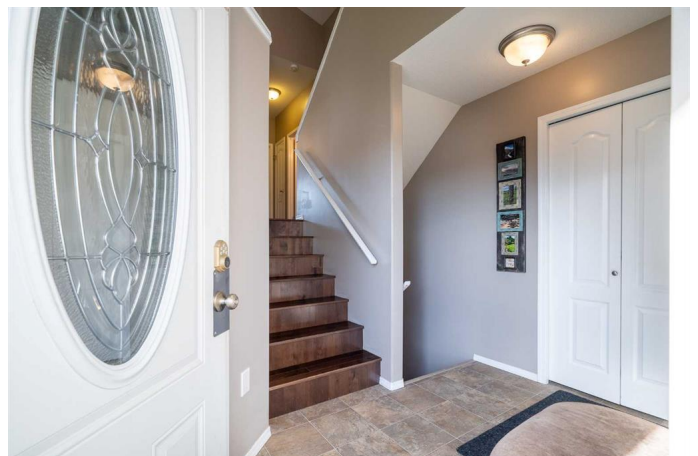
College Park, Lloydminster, Alberta

Exceptional family home with great back yard views and exceptional tiered landscaping in the backyard that features a retaining wall. This is a back yard you will love to spend time relaxing with your family - benefits include mature landscaping, view to the water from your deck, low maintenance decking plus so much more! an exceptional floor plan and interior space. You will love to call this house your home!! Main floor features upgraded flooring (hardwood and tile), large open concept from living room to dining room/kitchen. There is a total of 3+2 bedrooms and 2+1 bathrooms in this fully finished and exceptionally cared for home- all the space a growing family needs and only a short walk to the multi-plex where kids can enjoy year-round activity. The garage is oversized which means you can easily park two vehicles in out of the cold during the winter- added bonus is the RV parking area for you to park your holiday trailer. Please note : The antique stove is a family heirloom and will be removed prior to possession.

Built in 2005

Essential Information

MLS® #	A2173342
Price	\$399,900
Sold Price	\$395,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1816 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3K7

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 23rd, 2024
Days on Market	38
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office MUSGRAVE AGENCIES

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