

\$544,900 - 1306 52c Avenue, Lloydminster

MLS® #A2175446

\$544,900

5 Bedroom, 3.00 Bathroom, 1,536 sqft
Residential on 0.20 Acres

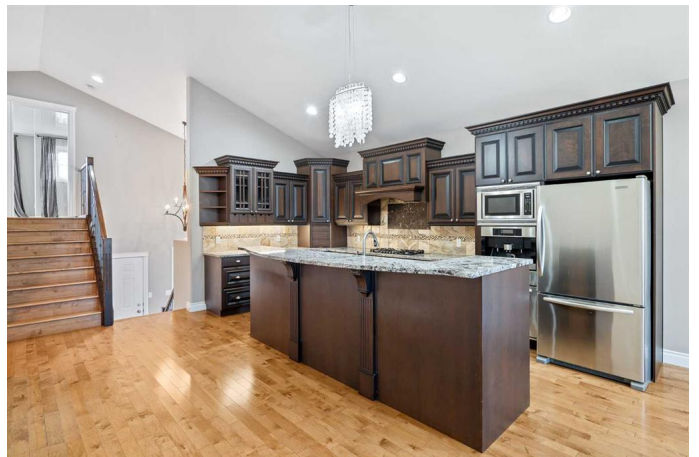
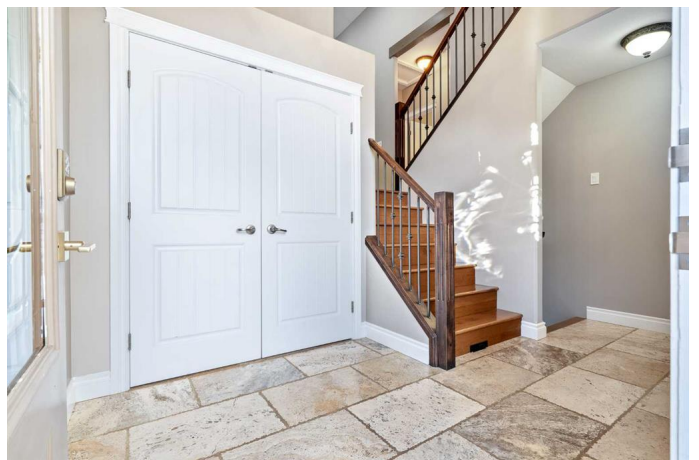
College Park, Lloydminster, Alberta

Beautiful College Park modified bi-level with gorgeous upgrades. Sitting on a large pie-shaped lot, this home was built to impress! Featuring extensive tile and stonework throughout including gorgeous tiled showers, luxurious tile backsplash, floor to ceiling stone around the gas fireplace, stone details on the exterior façade and granite countertops. The stunning kitchen is the focal point of the main floor and features a ton of cupboard and counter space, a gas range, custom hood fan and built-in appliances including an espresso machine! Step through the garden doors and enjoy the hot tub from your south facing covered deck or step down to the spacious backyard and relax around the fire pit with family and friends! This 5-bedroom home has it all including a great location and loads of features. Additional features include: built in sauna in the basement, heated garage with sump and hot and cold taps, central A/C, water softener, triple concrete driveway plus a large RV parking area, shed and central vac

Built in 2011

Essential Information

| | |
|------------|-----------|
| MLS® # | A2175446 |
| Price | \$544,900 |
| Sold Price | \$527,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |



| | |
|----------------|-------------------|
| Full Baths | 3 |
| Square Footage | 1,536 |
| Acres | 0.20 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Sold |

Community Information

| | |
|-------------|-----------------|
| Address | 1306 52c Avenue |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3L4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Parking Pad, See Remarks, RV Access/Parking |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Central Vacuum, Granite Counters, See Remarks, Sauna, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Stove, Gas Water Heater, Range Hood, Water Softener |
| Heating | Forced Air, Floor Furnace, Fireplace(s), In Floor, Natural Gas, See Remarks |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, See Remarks, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
|-------------------|------------------------|

| | |
|-----------------|--|
| Lot Description | Back Yard, Front Yard, Landscaped, Cul-De-Sac, Irregular Lot, Lawn, Pie Shaped Lot, See Remarks, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Stone, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 25th, 2024 |
| Date Sold | January 24th, 2025 |
| Days on Market | 91 |
| Zoning | R1 |
| HOA Fees | 0.00 |

Listing Details

Listing Office MUSGRAVE AGENCIES

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