

\$694,777 - 1605 53a Avenue close, Lloydminster

MLS® #A2177474

\$694,777

4 Bedroom, 4.00 Bathroom, 2,446 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

NEW PRICE, NEW PAINT, NEW BOILER!!

Nestled in a great cul-de-sac LOCATION, this custom 2-storey home exudes warmth and charm, offering a sanctuary of comfort within a safe and quiet neighbourhood. Walking distance to College Park School and Servus Centre, the property boasts an array of delightful features that make it truly exceptional. The open floor plan on the main level effortlessly flows from room to room, with the kitchen standing out for its abundant STORAGE SPACE, granite countertops, and expansive island—a culinary dream come true. A front office/den space ensures uninterrupted work-from-home days while basking in natural light pouring through big windows. Upstairs, discover a large primary bedroom retreat featuring a luxurious Claw foot tub, tile shower, and his-and-her sinks for added convenience. Two more oversized kid's rooms and a bonus room. Each bedroom offers ample closet space for effortless organization. NEW paint on most of the main and upper floors. The fully developed basement is a hidden gem boasting stamped concrete floors with cozy in-floor heating—an ideal spot for relaxation or entertainment. Additional highlights include an on-demand hot water supply, a central AC system ensuring year-round comfort, and a water softener unit enhancing daily living quality. Step outside into the expansive backyard oasis where mature trees provide shade and privacy against the backdrop of nature's beauty. An 18x24 back



garage beckons with limitless potential. A generously sized deck with a natural gas hook-up, perfect for entertaining under the stars or cozy evenings around the fire pit with friends and family. Convenience meets freedom as RV parking at the side of the house leaves ample space for three or four vehicles on top of it all. The stamped stamped concrete driveway adds a touch of elegance while ensuring durability for years to come. Welcome to your elevated lifestyle! Don't miss out on exploring every detail through our immersive 3D virtual tour experience. *An added bonus,â€œ This immaculate home has also been recently updated with a top-of-the-line IBC VX series on-demand boiler system, for instant hot water throughout the house, and to efficiently support the in-floor heating in the basement and garage for many years to come.â€•

Built in 2008

Essential Information

MLS® #	A2177474
Price	\$694,777
Sold Price	\$677,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,446
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

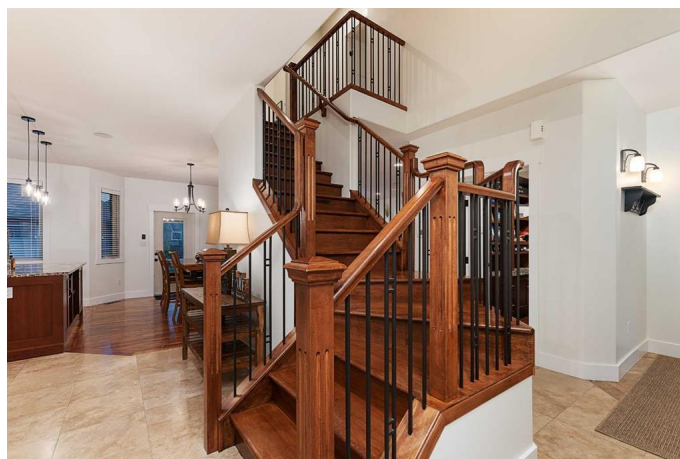
Community Information

Address	1605 53a Avenueclose
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Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J2

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Opener, Heated Garage, RV Access/Parking



Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 5th, 2024
Date Sold	January 10th, 2025
Days on Market	66
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office CENTURY 21 DRIVE

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