

\$369,900 - 2308 54 Avenue, Lloydminster

MLS® #A2179444

\$369,900

4 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Nestled within the quiet community of College Park you will find this immaculate one owner home. This home is only a short walk to College Park School and the playground equipment at Blair Bowsfield Park this non busy street is a perfect place to raise a family. Inside this home you will find a spacious living space with over 1300 square feet above grade and featuring 3+1 bedrooms and 2+1 bathrooms The moment you walk through the front door this home will begin to call your name with large dining. area, spacious front living room and lower family room and gas fireplace for those cold winter evenings This home also features a double attached garage measuring 23' wide and 22' deep and RV parking for storing your fifth wheel or utility trailer.

Built in 1996

Essential Information

MLS® #	A2179444
Price	\$369,900
Sold Price	\$360,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,301
Acres	0.13
Year Built	1996



Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2308 54 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T6

Amenities

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

Interior

Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 11th, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.