

\$479,900 - 2003 53 Avenue, Lloydminster

MLS® #A2183455

\$479,900

4 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.17 Acres

College Park, Lloydminster, Alberta

Welcome home to this 1376 sq. ft. bungalow that blends cozy charm with modern elegance, making it the perfect haven for any family. From the moment you approach, the inviting front porch beckons you to sit and enjoy a peaceful morning coffee or an evening chat with friends.

Step inside to a tiled entryway complete with a spacious closet to keep things organized. Just a couple of steps lead you into the heart of this home: a beautifully designed open-concept main floor. The living room greets you with a warm gas fireplace adorned with a stunning stone surround and a timeless wooden mantel, offering a cozy spot to gather on chilly evenings.

The living space flows effortlessly into a generous dining area, perfect for hosting family dinners or intimate gatherings. The kitchen is a dream with an island boasting ample storage, sleek countertops, and modern appliances. Need a space to organize your day? A built-in desk just off the kitchen provides a practical and stylish nook for work or planning.

Natural light dances throughout the home, thanks to an abundance of well-placed windows that brighten every corner. Step out onto the deck from the kitchen and take in the view of your private backyard – an ideal spot for barbecues, gardening, or simply soaking up the sun.

Down the hall, you'll find a thoughtfully designed guest bathroom, a linen closet for



convenience, and a charming bedroom. The primary suite is a true retreat, featuring a walk-in closet with custom built-ins for ultimate organization. The ensuite bathroom elevates your daily routine with its large vanity, complete with a lowered counter section perfect for a makeup station, and a beautifully tiled shower.

The lower level of this home offers even more living space! A spacious family room is perfect for movie nights, game days, or creating a play area. Two additional well-sized bedrooms, a full bathroom, and a large laundry room complete this level, ensuring plenty of room for everyone to enjoy.

Add in the double attached heated garage for those chill winter mornings and this home has everything you want!

Located just moments from top-rated schools, scenic parks, and a wealth of amenities, this home combines comfort, style, and convenience.

Don't miss the chance to make this bungalow your forever home!

Built in 2008

Essential Information

MLS® #	A2183455
Price	\$479,900
Sold Price	\$474,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,375
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2003 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	December 13th, 2024
Date Sold	January 6th, 2025
Days on Market	24
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.