

\$329,900 - 22, 1407 53 Avenue, Lloydminster

MLS® #A2194172

\$329,900

3 Bedroom, 4.00 Bathroom, 1,585 sqft

Residential on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this 1548 sqft end unit townhouse located in Willow Glen in the sought after location of College Park. This home offers an ideal combination of modern design, practicality and comfort. The main floor is bright and welcoming seamlessly connecting the living room, kitchen and dining area. The spacious kitchen boasts ample cabinetry, good sized island, sleek quartz countertops and all appliances included - perfect for prepping meals or gathering friends and family. The main floor also features a 1/2 bath tucked away for guests. As you move upstairs, you'll find two generously sized bedrooms, full bathroom and unique to this design an added bonus room offering versatile space for a playroom, office or entertainment area. The large master is a true retreat, featuring walk in closet and 3 piece ensuite bathroom for ultimate comfort and privacy. Laundry is also found on the upper level. The finished basement comes complete with rec room, tv area, bar, 2 mini fridges as well as separate laundry. Outside you'll appreciate the double attached heated garage and large parking pad can accommodate 3 vehicles. This unit is equipped with central AC, however the unit is not currently working. Situated close to schools, parks and the Servus Sports Center make this an attractive find. Don't miss your opportunity to own a spacious and versatile townhome!

Built in 2011



Essential Information

MLS® #	A2194172
Price	\$329,900
Sold Price	\$317,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	22, 1407 53 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2J5

Amenities

Amenities	Other
Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Bar Fridge, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 11th, 2025
Date Sold	March 14th, 2025
Days on Market	30
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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