

\$399,900 - 1309 54 Avenue close, Lloydminster

MLS® #A2204608

\$399,900

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Make your move! Here you find a well cared for 2010 bi-level in an excellent College Park, cul-de-sac location! This property can accomodate an immediate possession and is seeking new owners. A massive front entry way provides for room for everyone to get in the door and remove coats, boots or backpacks and there is direct access to the double attached, insulated and heated garage.

The main living/dining and kitchen area is open concept with a large island and full stainless steel kitchen appliance package. There is plenty of cabinetry and a pantry for additional storage. Large windows off the living and potlights create a well lit space overlooking the rear yard. There are four bedrooms in total and all are a generous size. The primary bedroom features a walk in closet and convenient three piece ensuite. A fully finished basement with a supersized family room has lots of potential for any furniture layouts you need or a playroom, theatre or exercise equipment space. The yard is partially fenced with a deck and there is RV Parking.

Built in 2010

Essential Information

MLS® #	A2204608
Price	\$399,900
Sold Price	\$392,500



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,111
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1309 54 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K1

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest, Heated Garage, Insulated, RV Access/Parking

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Laminate Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Dryer, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

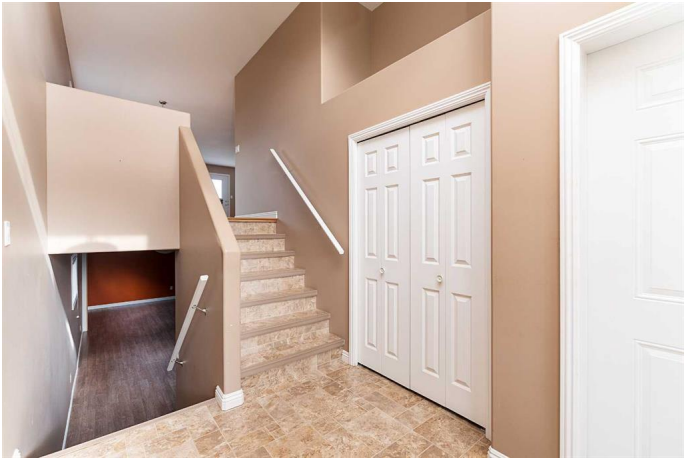
Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, City Lot, Cul-De-Sac, Private
Roof	Asphalt Shingle

Construction	Vinyl Siding, Stone
Foundation	Wood

Additional Information

Date Listed	March 21st, 2025
Date Sold	July 17th, 2025
Days on Market	118
Zoning	R1
HOA Fees	0.00



Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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