

\$375,000 - 1, 2115 52b Avenue, Lloydminster

MLS® #A2205399

\$375,000

4 Bedroom, 3.00 Bathroom, 1,052 sqft
Residential on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to easy living in this beautifully maintained adult bi-level condo, offering comfort, convenience, and space in a quiet community setting. This half-duplex features just under 1100 square feet of well-designed living space, with 2 bedrooms up and 2 more down—perfect for hosting guests or setting up a home office.

You™ll love the bright and open main floor with west-facing windows that fill the home with natural light. The kitchen includes a central island and upgraded appliances, and the main living area has been freshly painted. The primary bedroom offers a 3-piece ensuite, and laundry is conveniently located on the main level.

Extras include a double attached garage, new rubber driveway, newer furnace, and A/C for year-round comfort. Exterior maintenance is taken care of, so you can enjoy a worry-free lifestyle. Spring possession available—get ready to move in and relax!

Built in 2002

Essential Information

MLS® #	A2205399
Price	\$375,000
Sold Price	\$370,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,052
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Sold

Community Information

Address	1, 2115 52b Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Date Sold	April 11th, 2025
Days on Market	17
Zoning	R3
HOA Fees	343.00
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty (Lloyd)
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