\$427,500 - 1309 54 Avenueclose, Lloydminster

MLS® #A2204608

\$427,500

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 excercise equipment space. The yard is partially fenced with a deck and there is RV Parking.

Built in 2010

Essential Information

MLS® # A2204608 Price \$427,500

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 Active

Community Information

Address 1309 54 Avenueclose

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

of Garages 2

Interior

Interior Features Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed

Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Floor Furnace, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped,

Lawn, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Wood

Additional Information

Date Listed March 21st, 2025

Days on Market 91 Zoning R1

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY



