

# \$449,777 - 2319 52 Avenue, Lloydminster

MLS® #A2222093

**\$449,777**

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.23 Acres

College Park, Lloydminster, Alberta

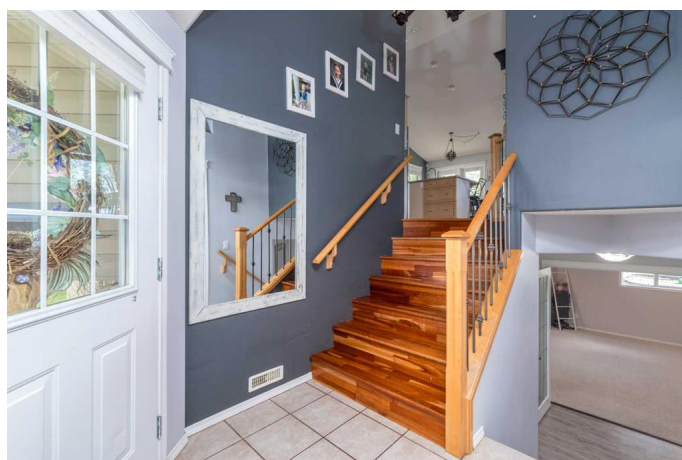
Situated on a large pie-shaped lot, this home offers a private and expansive backyard lined with mature trees—perfect for outdoor living and entertaining. Located in a desirable neighborhood, this property boasts an open-concept floor plan with vaulted ceilings and abundant natural light throughout. The heart of the home features cherry hardwood flooring that flows seamlessly through the kitchen, dining, and family room, where a cozy gas fireplace adds warmth and charm. The kitchen is both stylish and functional, equipped with maple cabinetry, a central island, and a walk-in pantry. The main level includes three generously sized bedrooms, including a primary suite complete with a 4-piece ensuite. Convenient main floor laundry adds to the home's thoughtful layout. Downstairs, the fully finished basement offers an expansive family room with a second gas fireplace, a fourth bedroom, and a 3-piece bathroom—ideal for guests or growing families. Additional highlights include a double attached heated garage, ample storage space, and a backyard shed for added convenience. Don't miss your chance to own this exceptional property that combines comfort, space, and privacy. Check out the 3D virtual tour!

Built in 2003

## Essential Information

MLS® #

A2222093



Price	\$449,777
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2319 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Few Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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