

\$394,900 - 2301 52 Avenue, Lloydminster

MLS® #A2259014

\$394,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

This bungalow in College Park offers the perfect blend of location and functionality, set in a desirable area close to parks, trails, and schools. Designed with all ages in mind, the home features an open concept floor plan with a bright white kitchen and an abundance of natural light. The main floor has two spacious bedrooms along with the convenience of upper laundry. The heated double garage provides ample storage, making it both practical and comfortable. Downstairs, the basement is finished with newer vinyl flooring, a full three-piece bathroom, a large bedroom, and a massive living room that creates plenty of space for entertaining or relaxing. The fully fenced yard is private with ample space and deck with ample space to enjoy all year round and a shed for extra storage. This home has ample parking with RV parking. With open living throughout, this home is well curated for families, retirees, first time home buyers or anyone looking for an inviting space in one of Lloydminster's most sought-after neighborhoods.

Built in 2003

Essential Information

MLS® #	A2259014
Price	\$394,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,256
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2301 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
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Days on Market	35
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
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