

# **\$475,000 - 1903 52a Avenue, Lloydminster**

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MLS® #A2213206

**\$475,000**

5 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.17 Acres

College Park, Lloydminster, Alberta

Welcome Home! Here you find a beautiful, spacious and carefully maintained modified bi-level, tucked into the corner of a quiet College Park cul-de-sac. With 1543 square feet this fully finished property is a step above the norm, featuring a walk out basement and a view of the lake from the top deck! This home is clean and bright throughout with a functional layout, featuring main floor laundry, a huge entry way, and five generously sized bedrooms. The primary has a vaulted ceiling, walk in closet and both a corner Jacuzzi tub and separate shower in the spa like ensuite. The kitchen is functional and welcoming, lots of room for multiple people to work comfortably in this area with plenty of user friendly counter space. There is an abundance of cabinetry, updated quartz countertops, handy island, modern white cabinet doors a pantry and broom closet for easy access to storage. Each of the stainless steel kitchen appliances are new within the past five years and are included in the sale. Scratch free laminate flooring has been installed in the main - great for saving on wear and tear from kids or pets! A modern lighting package is featured on the main where there is room to entertain and feed a crowd as the expansive space could work with any size of dining table. Another BONUS is that a brand new furnace was just installed! Awesome family hang out spaces are found here with the large vaulted living area or the tv/ theatre space, playroom, games area, office or workout room downstairs - there is plenty of



flex space for what ever YOUR needs are in your new home! With the walk out basement the windows on thi level are large and provide for great light downstairs as well - does not feel basement like at all! The pie shaped lot is supersized, fully fenced and landscaped with a two tier deck and storage shed. In addition to the 22x26 insulated and heated garage with a brand new garage door opener, you will also appreciate the opportunity for the additional RV parking. This is a lovely, well-cared for family home in a coveted neighbourhood. Make your move!

Built in 2004

### **Essential Information**

MLS® #	A2213206
Price	\$475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	1903 52a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3K6

### **Amenities**

Parking Spaces	6
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite C Island, No Smoking Home, C Separate Entrance, Vaulted C
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Appliances	Dishwasher, Dryer, Microv Washer, Window Coverings
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Heating	Forced Air, Natural Gas, Flo
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Cooling	None
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Has Basement	Yes
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Basement	Finished, Full, Walk-Out
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## Exterior

Exterior Features	Balcony, Private Entrance, P
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Lot Description	Back Yard, City Lot, Few Tre Irregular Lot
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding, Wood Fra
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Foundation	Wood
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## Additional Information

Date Listed	April 19th, 2025
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Days on Market	15
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Zoning	R1
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## Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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