

\$399,900 - 1309 54 Avenue close, Lloydminster

MLS® #A2204608

\$399,900

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

Built in 2010

Essential Information

MLS® # A2204608

Price \$399,900

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 Avenue |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 2K1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Double Garage Attached, Garage Door Opener, Guest |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas, Floor Furnace |
| 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, Landscaped, Lawn, Private, Irregular Lot |
| Roof | Asphalt Shingle |

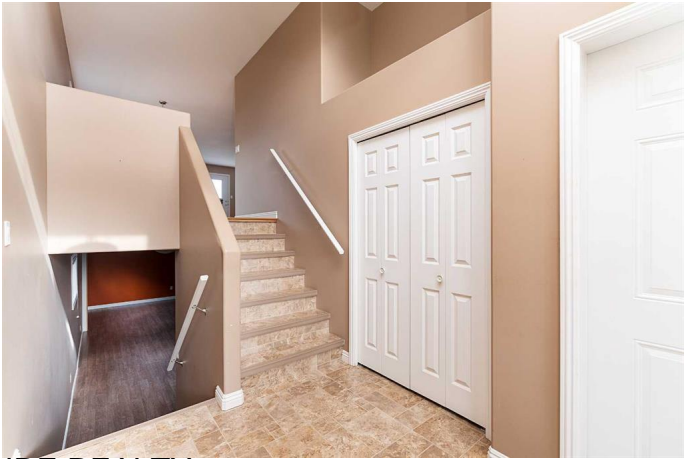
Construction Stone, Vinyl Siding
Foundation Wood

Additional Information

Date Listed March 21st, 2025
Days on Market 99
Zoning R1

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY



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