

# \$364,900 - 2310 52b Avenue, Lloydminster

MLS® #A2227695

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

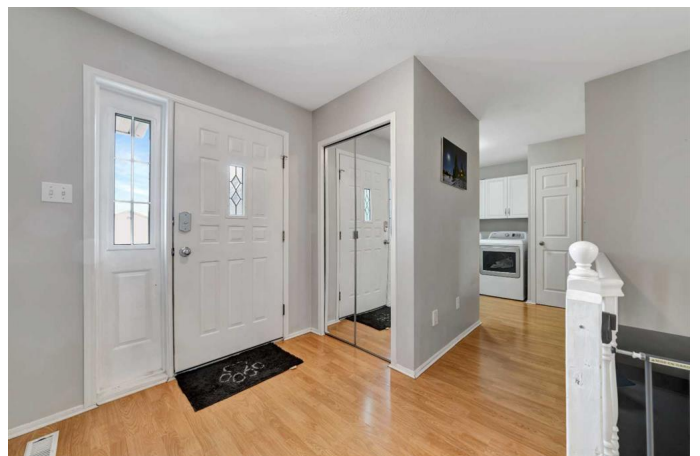
This large 1,333 square foot bungalow is situated on a quiet street in the highly desirable and established College Park neighborhood, this charming bungalow is just steps from scenic walking paths, green space, and College Park School. The home offers a bright and refreshed interior with a functional and stylish floor plan and a solid concrete foundation.

From the moment you arrive, you'll be welcomed by exceptional curb appeal, a spacious front porch, mature landscaping, and convenient RV parking. Inside, a generous entryway leads into a sunken living room, formal dining area, and cozy breakfast nook.

The main floor also features a laundry room with direct access to the double attached garage. Upstairs, you'll find three bedrooms and two bathrooms, including a spacious primary suite with French doors, a large walk-in closet, and a private ensuite.

The fully finished basement expands your living space with a large family room featuring a gas fireplace, an additional bedroom, and abundant storage. The den is large enough to be converted into a fifth bedroom if desired with a large window already in place.

Step outside to enjoy your west-facing, fully fenced backyard—ideal for summer entertaining. Relax under the covered deck or



on the stamped concrete patio surrounded by mature trees. This home also features a new furnace and central vacuum.

Built in 1992

**Essential Information**

MLS® #	A2227695
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,333
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2310 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R3

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Skylight(s), Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	65
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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