

\$432,500 - 1309 54 Avenue close, Lloydminster

MLS® #A2204608

\$432,500

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 is tenant occupied by the same tenants since 2016 and at this time 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 \$432,500

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

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(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, Front Yard, Landscaped, Private, City Lot, Cul-De-Sac, Irregular Lot, Lawn
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	March 21st, 2025
Days on Market	32
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.