

# \$274,900 - 25, 1407 53 Avenue, Lloydminster

MLS® #A2203632

**\$274,900**

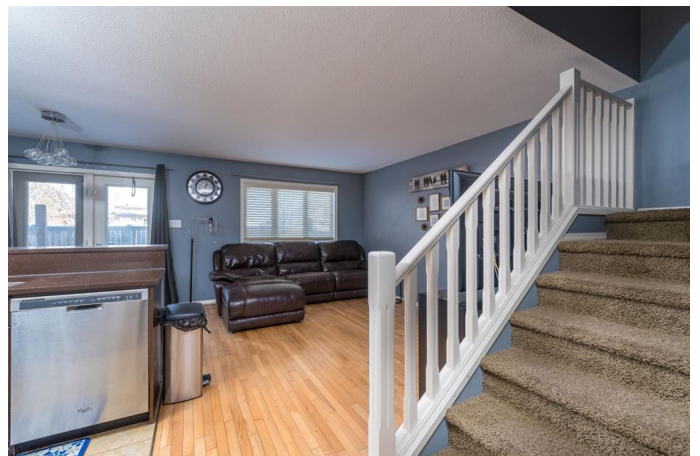
4 Bedroom, 4.00 Bathroom, 1,285 sqft  
Residential on 0.00 Acres

College Park, Lloydminster, Alberta

Welcome to this stunning 4-bedroom, 3.5-bathroom townhouse condo in the highly sought-after neighborhood of College Park! This move-in-ready home offers ample space for your entire family with its open, functional layout and modern finishes. The main floor features upgraded cabinetry, sleek quartz countertops, and beautiful hardwood floors throughout, creating a warm and inviting atmosphere.

With a fully developed basement, there's even more room to entertain, relax, or customize to suit your needs. The property also includes a single attached garage and low-maintenance living—perfect for busy families or investors looking for a top-tier rental opportunity.

Located within walking distance to the highly regarded College Park School, the Servus Sports Centre, and the scenic Bud Miller Park, this home offers both convenience and lifestyle. Don't miss out on the rare opportunity to own in this fantastic community—this home is one you™ll be proud to call your own!



Built in 2011

## Essential Information

MLS® #	A2203632
Price	\$274,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,285
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	25, 1407 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2J5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Wood

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 23

Zoning R4

### **Listing Details**

Listing Office 2 PERCENT REALTY ELITE

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