

# \$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	Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest, Heated Garage, 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, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Private
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	14
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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