

# \$375,000 - 1, 2115 52b Avenue, Lloydminster

MLS® #A2205399

## \$375,000

4 Bedroom, 3.00 Bathroom, 1,052 sqft  
Residential on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to easy living in this beautifully maintained adult bi-level condo, offering comfort, convenience, and space in a quiet community setting. This half-duplex features just under 1100 square feet of well-designed living space, with 2 bedrooms up and 2 more down—perfect for hosting guests or setting up a home office.

You™ll love the bright and open main floor with west-facing windows that fill the home with natural light. The kitchen includes a central island and upgraded appliances, and the main living area has been freshly painted. The primary bedroom offers a 3-piece ensuite, and laundry is conveniently located on the main level.

Extras include a double attached garage, new rubber driveway, newer furnace, and A/C for year-round comfort. Exterior maintenance is taken care of, so you can enjoy a worry-free lifestyle. Spring possession available—get ready to move in and relax!

Built in 2002

## Essential Information

MLS® #	A2205399
Price	\$375,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,052
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	1, 2115 52b Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	10
Zoning	R3
HOA Fees	343
HOA Fees Freq.	MON

## Listing Details

Listing Office eXp Realty (Lloyd)

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