

\$314,900 - 1320 54 Avenue close, Lloydminster

MLS® #A2213325

\$314,900

4 Bedroom, 2.00 Bathroom, 1,050 sqft
Residential on 0.12 Acres

West Lloydminster, Lloydminster, Alberta

Charming Starter Home in College Park â€”
Room to Grow!

Welcome to this well-maintained 1050 sqft 2009-built bungalow in the heart of College Park! With 4 spacious bedrooms (2 up, 2 down) and 2 full bathrooms, this home offers the perfect blend of functionality and comfort for first-time buyers, young families, or anyone looking for more space.

Step inside to a warm and inviting living room featuring hardwood flooring and a cozy gas fireplace â€” perfect for relaxing evenings. The open-concept kitchen and dining area make entertaining a breeze, with an abundance of cabinetry, a central island, and mostly newer appliances to keep things running smoothly. The main bathroom has been beautifully renovated with modern tiling in the shower for a fresh, updated look.

The generously sized primary bedroom includes a walk-in closet, while all four bedrooms offer plenty of room for furniture, guests, or work-from-home setups. Downstairs, the large family room is ideal for movie nights or playtime, plus thereâ€™s a bonus flex room that can serve as an office, hobby space, or extra storage.

Enjoy summer BBQs on the two-tiered deck overlooking a spacious corner-lot yard â€” perfect for pets, gardening, or just soaking up



the sun. The hot water heater is only 3 years old, adding peace of mind, and you're just minutes away from Servus Sports Centre, parks, and other amenities.

Don't miss this move-in-ready gem in a great location!

Built in 2009

Essential Information

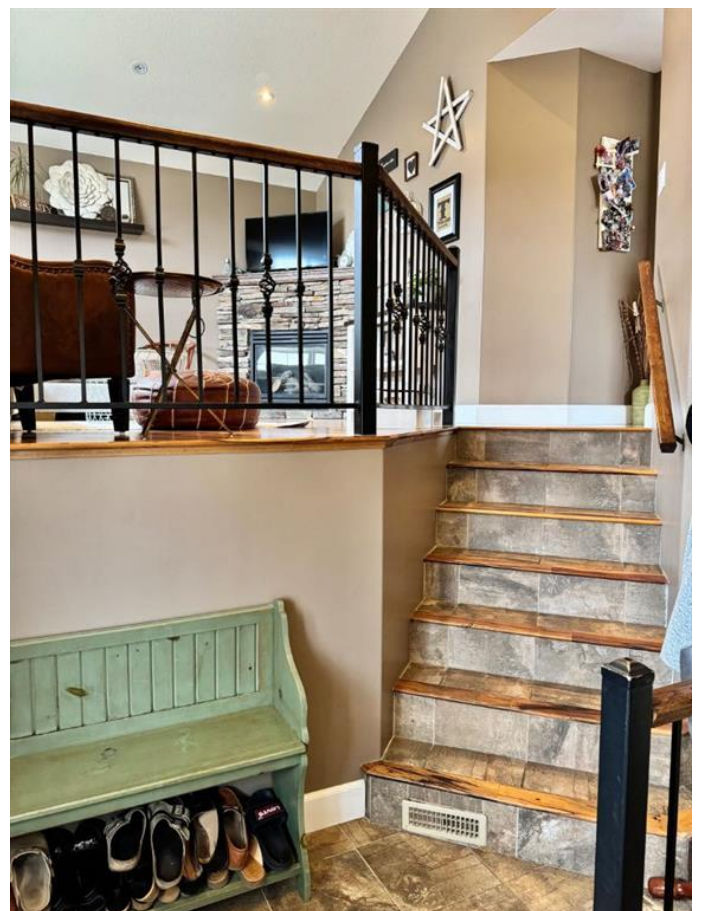
MLS® #	A2213325
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1320 54 Avenue close
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2K1

Amenities

Parking Spaces	2
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Parking Concrete Driveway, Parking Pad

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

Additional Information

Date Listed April 19th, 2025

Days on Market 4

Zoning R1

Listing Details

Listing Office eXp Realty (Lloyd)

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