

\$389,900 - 1304 54 Avenue close, Lloydminster

MLS® #A2240409

\$389,900

4 Bedroom, 3.00 Bathroom, 1,041 sqft

Single Family on 0.18 Acres

College Park, Lloydminster, Alberta

Opportunities like this don't come around often! Tucked away in a quiet College Park cul-de-sac, this 2009-built bi-level sits on an immense 700+ sq/m lot and is loaded with features inside and out. Step inside to discover 4 generous bedrooms, a spacious kitchen packed with cabinetry, and a primary suite complete with walk-in closet and en-suite. The backyard? An entertainer's dream!

Meticulously landscaped with room to roam, relax, or play. But the crown jewel? The 2021 4-season swim spa—perfect for fitness or unwinding year-round. Craving laps in summer or a hot soak in winter? This high-end unit heats up into a massive hot tub oasis. Housed in the insulated oversized single garage, it's ready when you are! Located in one of the city's most sought-after neighborhoods, this is your chance to own a versatile, value-packed home under \$400,000. Act fast—homes like this don't last! (id:6289)

Built in 2009

Essential Information

Listing #	A2240409
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,041
Acres	0.18
Year Built	2009



Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1304 54 Avenue close
Subdivision	College Park
City	Lloydminster
Province	Alberta
Postal Code	T9V2K1

Amenities

Features	Cul-de-sac, See remarks
Parking Spaces	5
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office	2 PERCENT REALTY ELITE
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