# \$399,900 - 2203 52b Avenue, Lloydminster

MLS® #A2218068

## \$399,900

4 Bedroom, 4.00 Bathroom, 1,504 sqft Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Fully finished and move-in ready in College Park. Located on a quiet street and walking distance to College Park School, this two-storey offers a bright, functional layout with space in all the right places.

The main floor features an open plan with plenty of natural light, updated quartz countertops in the kitchen, and patio doors that lead to the backyardâ€"great for indoor-outdoor flow plus a 1/2 bath for convenience.

Upstairs you'II find 3 bedrooms, including a spacious primary suite with a fantastic walk-in closet and Jacuzzi tub ensuite plus convenient upstairs laundry. The basement is complete with a large family room, fourth bedroom and another full bath.

The exterior checks all the boxesâ€"newer shingles, RV parking, fenced yard, underground sprinklers and a great deck space for summer. Double attached garage. Book your showing today!

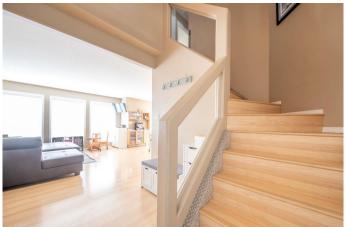
Built in 2002

### **Essential Information**

MLS® # A2218068 Price \$399,900

Bedrooms 4







Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,504

Acres 0.13

Year Built 2002

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 2203 52b Avenue

Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3G3

## **Amenities**

Parking Spaces 5

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Wood

## **Additional Information**

Date Listed May 8th, 2025

Days on Market 9
Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.