

# \$424,900 - 1901 52b Avenue close, Lloydminster

MLS® #A2218610

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.14 Acres

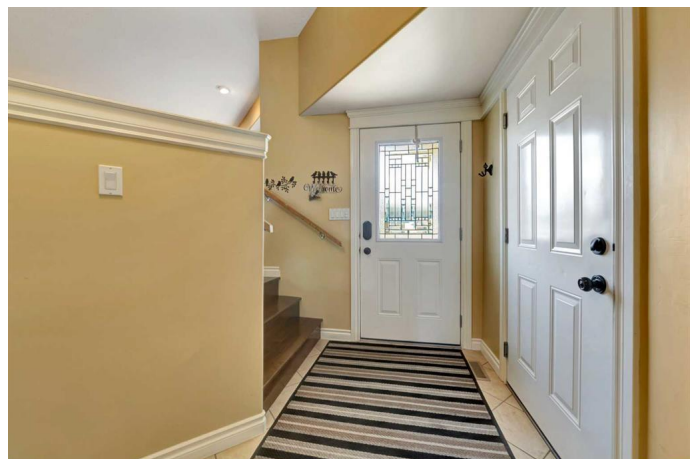
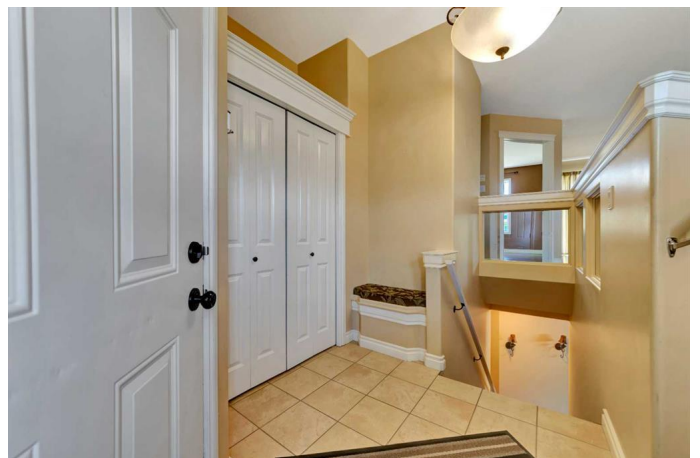
College Park, Lloydminster, Alberta

This semi-detached is in a prime location in a quiet cul-de-sac across from an entrance to a walking path. Large entrance greets you and flows to the main living space featuring beautiful hardwood floors, gas fireplace, large windows, a bright kitchen with corner pantry and ample cabinet and counter top space. Just off the dining room you'll find a bedroom with a french door that would make a great office. The primary suite is a generous size and boasts a massive walk-in closet with stacking washing/dryer. The basement is complete with 9 foot ceilings, big family room, 2 bedrooms and an additional full bathroom. There is no shortage of storage in this home and also features an attached 23x21 garage. The snow and lawn care is covered in your \$137 monthly maintenance fee making this an excellent option for snow birds. All appliances are included and a quick possession can be accommodated! Note: Age restriction is place and must be 40 and older to purchase.

Built in 2006

## Essential Information

MLS® #	A2218610
Price	\$424,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,150



Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1901 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	11
Zoning	R2
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.