

2308 52 Avenue

Lloydminster, Alberta

MLS # A2237784



\$469,777

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,443 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, Rect		
Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas		Water: -
Floors:	Laminate, Linoleum		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame		Zoning: R1
Foundation:	Poured Concrete		Utilities: -
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this delightful bungalow that combines comfort, convenience, and character. The oversized garage immediately grabs attention, offering plenty of space for vehicles, hobbies, or storage. You'll also appreciate the dedicated RV pad and large gate access to the backyard—ideal for anyone with extra toys or a love for outdoor living. Step into the private backyard retreat, surrounded by mature trees and featuring a spacious deck perfect for entertaining or relaxing after a long day. Inside, the home boasts a clean, modern feel with no carpet throughout—easy to maintain and allergy-friendly. With 3 bedrooms on the main floor and 3 more downstairs, this versatile layout suits families, multi-generational living, or those who work from home. Generously sized closets offer ample storage, keeping your home organized and clutter-free. The lower level is made for comfort, with a large rec room and cozy gas fireplace—the perfect spot for movie nights or gatherings. Natural light floods in through well-placed windows, creating a bright, inviting atmosphere throughout. Additional features include convenient garage access to a mudroom/storage area, making coming and going a breeze. Don’t miss your chance to own this well-cared-for gem!? Be sure to explore the 3D Virtual Tour and experience everything this home has to offer!