

1406 52C Avenue  
Lloydminster, Alberta

MLS # A2239379



**\$494,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Gazebo		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s)		

**Inclusions:** Hot Tub

Welcome to this beautiful bi-level home located on a quiet street in sought-after College Park. Built in 2010, this fully finished residence offers a spacious and functional layout with five bedrooms and three full bathrooms, perfect for families of all sizes. Step inside and you'll immediately appreciate the soaring ceilings, open-concept design, and a bright, inviting living room that flows seamlessly into the dining area and gorgeous kitchen—ideal for both everyday living and entertaining. The oversized heated garage is fully finished and painted, offering excellent space for vehicles, storage, or hobbies. Sitting on an impressive 10,000+ sq. ft. lot, the backyard is a true retreat, complete with a covered deck, gazebo area, garden, and underground sprinklers—perfect for summer hangouts and outdoor enjoyment. Additional features include central air conditioning and curb appeal that will make you proud to call this house home. Don't miss your chance to own this exceptional home in one of the most desirable neighborhoods in the city!