1607 54 AvenueClose
Lloydminster, Alberta

MLS # A2256053

$499,900

Division:	College Park
Type:	Residential/House
Style:	Bi-Level
Size:	1,354 sq.ft. **Age:** 2010 (15 yrs old)
Beds:	5 **Baths:** 3
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated
Lot Size:	0.16 Acre
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Other, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, Pantry, See Remarks, Vinyl Windows		

Inclusions:	n/a

Welcome to College Park Living in Lloydminster! This beautiful home offers over 1,300 sq ft of thoughtfully designed space, with 3 bedrooms on the main level and 2 additional bedrooms downstairs—perfect for growing families. The custom kitchen with a large island is ideal for cooking and entertaining, with seamless access to the yard from the dining room. The primary suite includes a 4-piece ensuite, and with a total of 3 bathrooms, there’s plenty of space for the whole family. The spacious basement features a family room and a theatre room—the ultimate setup for cozy nights in. Stay comfortable year-round with central air conditioning, and enjoy the heated garage with a rear door leading to the generous yard. A spacious laundry room and ample storage add convenience and function to this already impressive home. 3D Virtual Tour Available!