

2303 52 Avenue  
Lloydminster, Alberta

MLS # A2271636



# \$524,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Move-in ready and beautifully refreshed inside and out! This well-maintained family home is located in a quiet, mature neighbourhood just steps from College Park School. Every detail has been thoughtfully updated &mdash; from the new flooring throughout to the professionally painted living spaces and basement, this home shows pride of ownership. The kitchen and bathrooms have been tastefully modernized with new countertops, sinks, and fixtures, complemented by refreshed cabinetry for a clean, modern look. Enjoy peace of mind with new shingles (2025) and central A/C installed only three years ago. Outside, the property features an oversized garage offering plenty of parking and workspace, and a huge fenced yard with underground sprinklers &mdash; perfect for family gatherings, pets, or backyard play. The location is ideal: close enough to walk to school, yet far enough that younger students can still take the bus. This home blends comfort, function, and style in one exceptional package. Check out the 3D virtual tour!