1601 52 Avenue
Lloydminster, Alberta

MLS # A2281282

$499,900

Division:	College Park
Type:	Residential/House
Style:	Bungalow
Size:	1,261 sq.ft.
Age:	2006 (20 yrs old)
Beds:	5
Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C
Lot Size:	0.13 Acre
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	LDR
Foundation:	Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions:	None

Welcome to this beautifully maintained 5-bedroom, 3-bathroom bungalow located in the heart of College Park, just steps from schools, parks, and the Servus Sports Centre. Built in 2006, this 1,261 sq ft home offers a thoughtful layout, quality finishes, and exceptional indoor-outdoor living. The main floor features three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite. The large kitchen is ideal for both everyday living and entertaining, showcasing quartz countertops, a corner pantry, and an abundance of alder cabinetry. Central air conditioning ensures year-round comfort. The fully developed basement expands your living space with a generous family room and recreation room, two additional bedrooms (one with a walk-in closet), a full bathroom, a dedicated laundry room, and ample storage. Outside, you’ll find a well-manicured, fully fenced and landscaped yard designed for enjoyment and functionality. The covered deck/pergola features added glass, power, and natural gas hookup for your BBQ, making it perfect for entertaining. RV parking, a shed, and a hot tub (included) add even more value. Completing the property is an impressive 24 x 26 heated garage with 11.5-foot ceilings, easily accommodating two full-size vehicles. This move-in-ready home combines space, comfort, and an unbeatable location—an excellent opportunity for families looking to settle in College Park.