



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2319 52 Avenue
Lloydminster, Alberta

MLS # A2222093



\$429,777

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,262 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, U		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Situated on a large pie-shaped lot, this home offers a private and expansive backyard lined with mature trees—perfect for outdoor living and entertaining. Located in a desirable neighborhood, this property boasts an open-concept floor plan with vaulted ceilings and abundant natural light throughout. The heart of the home features cherry hardwood flooring that flows seamlessly through the kitchen, dining, and family room, where a cozy gas fireplace adds warmth and charm. The kitchen is both stylish and functional, equipped with maple cabinetry, a central island, and a walk-in pantry. The main level includes three generously sized bedrooms, including a primary suite complete with a 4-piece ensuite. Convenient main floor laundry adds to the home's thoughtful layout. Downstairs, the fully finished basement offers an expansive family room with a second gas fireplace, a fourth bedroom, and a 3-piece bathroom—ideal for guests or growing families. Additional highlights include a double attached heated garage, ample storage space, and a backyard shed for added convenience. Don’t miss your chance to own this exceptional property that combines comfort, space, and privacy. Check out the 3D virtual tour!