



GRASSROOTS
REALTY GROUP

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2310 52B Avenue
Lloydminster, Alberta

MLS # A2227695



\$364,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Skylight(s), Storage		

Inclusions: N/A

This large 1,333 square foot bungalow is situated on a quiet street in the highly desirable and established College Park neighborhood, this charming bungalow is just steps from scenic walking paths, green space, and College Park School. The home offers a bright and refreshed interior with a functional and stylish floor plan and a solid concrete foundation. From the moment you arrive, you'll be welcomed by exceptional curb appeal, a spacious front porch, mature landscaping, and convenient RV parking. Inside, a generous entryway leads into a sunken living room, formal dining area, and cozy breakfast nook. The main floor also features a laundry room with direct access to the double attached garage. Upstairs, you'll find three bedrooms and two bathrooms, including a spacious primary suite with French doors, a large walk-in closet, and a private ensuite. The fully finished basement expands your living space with a large family room featuring a gas fireplace, an additional bedroom, and abundant storage. The den is large enough to be converted into a fifth bedroom if desired with a large window already in place. Step outside to enjoy your west-facing, fully fenced backyard—ideal for summer entertaining. Relax under the covered deck or on the stamped concrete patio surrounded by mature trees. This home also features a new furnace and central vacuum.