



**GRASSROOTS**  
REALTY GROUP

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**1707 52 Avenue**  
**Lloydminster, Alberta**

**MLS # A2233827**



**\$369,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Undergr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 1707 52 Avenue, nestled in one of Lloydminster's most popular neighbourhoods, College Park. This well-maintained home features hardwood floors and vaulted ceilings, creating a bright and open feel throughout the main living area. It features three bedrooms upstairs, including a spacious primary bedroom with a walk-in closet and a private 4-piece ensuite. The kitchen is perfect for any home chef with its ample cabinetry, pantry, and functional island, while the dining area opens onto your east-facing yard—ideal for morning coffees in the sun. The basement is undeveloped, ready for your personal touch to create extra living space just the way you want it. Located near parks, schools, and all amenities, this home is an excellent option for families seeking space and comfort in a prime location. 3D virtual tour available!