



GRASSROOTS
REALTY GROUP

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1618 54 Avenue Close
Lloydminster, Alberta

MLS # A2237901



\$849,900

Division:	College Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,249 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Ga		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Cork, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Double Vanity, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Garbage Compactor		

Welcome to 1618 54 Avenue Close in Lloydminster, AB, a stunning family home backing onto College Park School, featuring a grand entryway that makes a lasting impression. This spacious property boasts five bedrooms, a den, and high ceilings, creating a bright and open feel. The main floor primary suite offers a large walk-in closet, double sinks, a relaxing tub, and a custom walk-in shower. Upstairs, two bedrooms share a convenient 5-piece Jack-and-Jill bathroom, perfect for kids or guests. The kitchen boasts quartz countertops, a pantry, an island with table seating, and direct access to the yard featuring a composite deck with a gas BBQ line for easy outdoor entertaining. The basement is fully finished, featuring two bedrooms, a 3-piece bathroom, a stylish bar area, and a large utility room with ample storage space. The home also features a central vacuum kick plate in the kitchen for quick sweeping and dirt removal, as well as a main floor laundry. You'll love the central air conditioning for those warm summer days, the heated triple-attached garage with hot and cold water taps, a sump, and a full garage door leading to the backyard, plus a shed for extra storage. Outside, enjoy the landscaped yard with an underground sprinkler system, a beautiful fire pit area, and its prime cul-de-sac location. This home combines comfort, functionality, and thoughtful upgrades for any growing family. 3D Virtual Tour Available!