



GRASSROOTS
REALTY GROUP

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1909 52B AvenueClose
Lloydminster, Alberta

MLS # A2271379



\$414,777

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,069 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Lands		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Laminate Counters, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: T.V. Mounts

Welcome home! This bi-level is nestled in a quiet, friendly College Park neighbourhood—close to schools, parks, restaurants, and the Servus Sports Centre. The main floor features a bright, wide-open layout connecting the living room to the kitchen, with a peninsula island that’s perfect for the kids’s morning breakfast. Two comfortable bedrooms are located on the main level, including a primary suite with its own 3-piece ensuite. Central AC keeps the home cool and comfortable all summer long. The lower level is warm and inviting, filled with natural light and offering a spacious family room ideal for movie nights, with ample extra space for a play area. You’ll also find two additional bedrooms and a full 4-piece bath. Outside, the new owners will enjoy a generous backyard with a two-tiered deck—great for relaxing or entertaining. The property also includes RV parking and 220v in the garage for those who need extra power. If you’re looking for a wonderful place to grow and make memories, this is it. Don’t miss this move-in ready home with endless potential. Be sure to check out the 3D virtual tour!