



GRASSROOTS
REALTY GROUP

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

1304 54 Avenue Close
Lloydminster, Alberta

MLS # A2274210



\$389,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: NA

Opportunities like this are rare in College Park. Nestled in a quiet cul-de-sac and set on an exceptional 700+ sq/m lot, this 2009-built bi-level delivers incredible value in one of the city's most desirable neighbourhoods. Inside, the home offers 4 spacious bedrooms, a bright, well-designed kitchen with abundant cabinetry, and a comfortable primary suite featuring a walk-in closet and private en-suite. The layout is practical, inviting, and ideal for families or anyone craving added space. Step outside and the property truly shines. The expansive backyard is beautifully landscaped, offering endless room to relax, entertain, garden, or play—an outdoor space that's becoming harder and harder to find. But the true highlight is the detached single-bay, double-long garage: a fully insulated, year-round retreat housing your very own four-season swim spa. In the winter, enjoy stepping into a warm, private hot-tub oasis protected from the elements; in the summer, switch to lap mode for fitness and fun. This premium 2021 unit transforms the garage into a personal wellness escape you can enjoy in every season. A home with this combination of location, lot size, features, and year-round amenities is nearly impossible to find—especially under \$400,000. Don't miss this standout opportunity in College Park.