



1601 52 Avenue
Lloydminster, Alberta

MLS # A2281282



\$489,900

Division: College Park

Type: Residential/House

Style: Bungalow

Size: 1,261 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 5 **Baths:** 3

Garage: Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage

Lot Size: 0.13 Acre

Lot Feat: Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: LDR

Foundation: Wood

Utilities: -

Features: See Remarks

Inclusions: None

Welcome to this beautifully maintained 5-bedroom, 3-bathroom bungalow located in the heart of College Park, just steps from schools, parks, and the Servus Sports Centre. Built in 2006, this 1,261 sq ft home offers a thoughtful layout, quality finishes, and exceptional indoor-outdoor living. The main floor features three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite. The large kitchen is ideal for both everyday living and entertaining, showcasing quartz countertops, a corner pantry, and an abundance of alder cabinetry. Central air conditioning ensures year-round comfort. The fully developed basement expands your living space with a generous family room and recreation room, two additional bedrooms (one with a walk-in closet), a full bathroom, a dedicated laundry room, and ample storage. Outside, you'll find a well-manicured, fully fenced and landscaped yard designed for enjoyment and functionality. The covered deck/pergola features added glass, power, and natural gas hookup for your BBQ, making it perfect for entertaining. RV parking, a shed, and a hot tub (included) add even more value. Completing the property is an impressive 24 x 26 heated garage with 11.5-foot ceilings, easily accommodating two full-size vehicles. This move-in-ready home combines space, comfort, and an unbeatable location—an excellent opportunity for families looking to settle in College Park.