



**2002 52 Avenue  
Lloydminster, Alberta**

**MLS # A2289059**



**\$414,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | College Park                                     |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,107 sq.ft.                                     | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Irregular Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Wood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | LDR |
| <b>Foundation:</b> | Preserved Wood  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |                   |     |

**Inclusions:** N/A

Welcome to this well cared for College Park home with a layout that just works. The main floor offers open concept living with oak hardwood and tile throughout plus a great kitchen setup with a central island and plenty of cabinet storage—ideal for everyday life and easy entertaining. Two bedrooms are located up, including the primary with a 4-piece ensuite, along with a full main bath. Downstairs is fully developed with two more bedrooms, a 3-piece bathroom and a spacious family room complete with a wet bar—perfect for movie nights, game days or hosting. Recent updates include a new hot water tank and dishwasher, and newer central A/C. Outside, you’ll appreciate the fully finished yard and the privacy of the deck and lower patio space. Bonus: heated, finished double attached garage. A sought-after location; walkable to College Park School.