



7, 1407 53 Avenue
Lloydminster, Alberta

MLS # A2291908



\$289,000

Division:	College Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Medium Density Residentia
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Tucked away on a quiet street in College Park, this townhome offers a great location close to walking paths, parks, the multiplex, and quick access to 12 Street. With 1,210 square feet of living space, the home features three bedrooms and three bathrooms, creating a functional layout that works well for both everyday living and hosting. The open-concept kitchen and living area provides a bright, welcoming space to gather. The kitchen features maple cabinetry and all newer appliances are included. Neutral fresh color tones flow throughout the home, complemented by upgraded newer flooring that adds a clean, modern feel. The property also includes a single attached garage and a private patio area for your exclusive use. The basement is open and ready for your finishing touches, offering excellent potential for an additional bedroom, bathroom, and living area. Condo fees include water, garbage, and exterior maintenance, making ownership simple and manageable. This is a great opportunity to own an affordable home in the sought after neighbourhood of College Park.