



2113 52 Avenue  
Lloydminster, Alberta

MLS # A2291956



**\$464,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Single-detached Residenti
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

This completely renovated and modernized bi-level in College Park offers a clean, elevated feel with thoughtful upgrades throughout. The home features upgraded flooring, bright white finishes, modern flair, central AC, and an oversized heated garage, creating a space that is both stylish and functional. All appliances are included. The main level is bright and open, anchored by a large kitchen with pantry storage that flows effortlessly into the dining and living areas. An electric fireplace adds warmth and modern appeal, while three bedrooms on the main floor each feature built-in closet storage. The primary suite stands out with a massive walk-in closet and an ensuite. Another full bathroom completes the main level. The fully finished basement continues the brand new finishing and it offers a gas fireplace, a wet bar, two bedrooms, a den, a full bathroom, a finished laundry room, and ample storage. This is a tastefully finished home that blends modern design with everyday comfort in one of College Park's most desirable locations only steps from walking paths and close to many amenities.